

12.2400 Exception —2400

12.2400.1 The lands shall only be used for the following purposes:

- .1 Shall only be used for the purposes permitted in the **R1ER1A, R1** zone

12.2400.2 The lands shall be subject to the following requirements and restrictions:

- .1 A corner lot with a width of 23.0 metres or less, or an interior lot with a width of 19.7 metres or less shall not have a garage with doors facing the interior lot line.
- .2 Where garage doors face an interior side lot line, the minimum front yard depth to the garage shall be 4.5 metres and Section 10.5(b), 13.4.2(d) and 13.4.2(j)(1) shall not apply;
- .3 Sections 13.4.2(j)(4), 13.4.2(j)(5) and **12.2400.2(d) and (e)** shall not apply to a lot that has a garage with doors that face an interior side lot line;
- .4 For interior lots with a lot width of 19.8 metres and greater, the maximum interior garage width shall be the greater of 9.0 metres or 50% of the dwelling unit width;
- .5 A garage may face the flankage lot line;
- .6 A balcony or porch, with or without a cold cellar, may project into the minimum front yard or exterior side yard by a maximum of 2.0 metres, with attached eaves and cornices permitted to project an additional 0.6 metres into the minimum front yard or exterior side yard; **Page 2 of 2**
- .7 Notwithstanding ~~Section~~**Exception 12.2400.2(6)**, the minimum building or structure setback to a daylighting triangle/rounding is 1.5 metres. Eaves and cornices are permitted to encroach into this setback a maximum of 0.6 metres;
- .8 A balcony or deck may project into the minimum rear yard by a maximum of 3.0 metres. Landings associated with a balcony or deck are permitted to project further into the rear yard, provided the landing associated with the balcony or deck does not exceed 3.0 square metres;
- .9 An open-roofed porch, with or without a cold cellar, may project into the minimum rear yard by a maximum of 1.8 metres, with attached eaves and cornices permitted to project an additional 0.6 metres into the minimum rear yard;
- .10 Bay windows, bow windows and box-out windows with or without foundations, and including eaves and cornices, may project a maximum of 1.5 metres into the minimum front yard, rear yard, or exterior side yard with a maximum width of 4.0 metres;
- .11 The maximum building height of a single-detached dwelling shall not exceed 13 metres; and,

Formatted: Highlight

Formatted: Highlight

12.2401 Exception 2401

12.2401.1 The lands shall only be used for the following purposes:

- .1 Shall only be used for the purposes permitted in the **R1E R1A, R1** zone

12.2401.2 The lands shall be subject to the following requirements and restrictions:

- .1 A corner lot with a width of 23.0 metres or less, or an interior lot with a width of 19.7 metres or less shall not have a garage with doors facing the interior lot line.
- .2 Where garage doors face an interior side lot line, the minimum front yard depth to the garage shall be 4.5 metres and Section 10.5(b), 13.4.2(d) and 13.4.2(j)(1) shall not apply;
- .3 Sections 13.4.2(j)(4), 13.4.2(j)(5) and 2401.2(d) and (e) shall not apply to a lot that has a garage with doors that face an interior side lot line;
- .4 For interior lots with a lot width of 19.8 metres and greater, the maximum interior garage width shall be the greater of 9.0 metres or 50% of the dwelling unit width;
- .5 For corner lots with a lot width of 23.1 metres and greater, the maximum interior garage width shall be the greater of 9.0 metres or 50% of the dwelling unit width;
- .6 For interior lots with a lot width less than 19.8 metres wide, the maximum interior garage width shall not exceed the greater of 6.1 metres or 50% of the dwelling unit width;
- .7 For corner lots with a lot width less than 23.1 metres wide, the maximum interior garage width shall not exceed the greater of 6.1 metres or 50% of the dwelling unit width;
- .8 A garage may face the flankage lot line;
- .9 A balcony or porch, with or without a cold cellar, may project into the minimum front yard or exterior side yard by a maximum of 2.0 metres, with attached eaves and cornices permitted to project an additional 0.6 metres into the minimum front yard or exterior side yard; Page 2 of 2
- .10 Notwithstanding **ExceptionSection 12.2401.2(9)**, the minimum building or structure setback to a daylighting triangle/rounding is 1.5 metres. Eaves and cornices are permitted to encroach into this setback a maximum of 0.6 metres;
- .11 A balcony or deck may project into the minimum rear yard by a maximum of 3.0 metres. Landings associated with a balcony or deck are permitted to project further into the rear yard, provided the landing associated with the balcony or deck does not exceed 3.0 square metres;
- .12 An open-roofed porch, with or without a cold cellar, may project into the minimum rear yard by a maximum of 1.8 metres, with attached eaves and cornices permitted to project an additional 0.6 metres into the minimum rear yard;

Exception Zones

- .13 Bay windows, bow windows and box-out windows with or without foundations, and including eaves and cornices, may project a maximum of 1.5 metres into the minimum front yard, rear yard, or exterior side yard with a maximum width of 4.0 metres;
- .14 The maximum building height of a single-detached dwelling shall not exceed 13 metres; and,
- .15 For the purpose of this **Exception Section**, the lot width of a corner lot shall be calculated by projecting the front and flankage lot lines to a point of intersection.

Formatted: Highlight

12.2402 Exception 2402

12.2402.1 The lands shall only be used for the following purposes:

- .1 Shall only be used for the purposes permitted in a ~~R1ER1A~~, R1-11.6 zone

12.2402.2 The lands shall be subject to the following requirements and restrictions:

- .1 A balcony, a deck, a bay or boxed window with or without a foundation, and a covered porch may project a maximum of 1.8 metres, including eaves and cornices, into a required front, rear, or exterior side yard.
- .2 For corner lots greater than 14 metres wide, the maximum interior garage width shall not exceed 58% of the dwelling width.

12.2403 Exception 2403

12.2403.1 The lands shall only be used for the following purposes:

- .1 shall only be used for the purposes permitted in a **SC-LC zone**;
- .2 shall not be used for the following purposes:
 - .a An adult entertainment parlour
 - .b An adult video store
 - .c An adult book store
 - .d A massage or body rub parlour
 - .e An amusement arcade

Formatted: Highlight

12.2403.2 The lands shall be subject to the following requirements and restrictions:

- .1 For the purposes of this section, the front lot line is the lot line abutting Dusk Drive;
- .2 Minimum Front Yard Depth: 1.5 metres
- .3 Minimum Building Setback to a Daylight Triangle: 1.5 metres;
- .4 Minimum Landscaped Open Space:
 - .a 1.5 metres wide along the front lot line, except at approved vehicular access locations;
 - .b 1.5 metres along a daylight triangle;
 - .c 3.0 metres wide along all other lot lines, except at approved vehicular access locations;
- .5 Maximum number of drive through facilities: 1;
- .6 All garbage and refuse storage, including any containers for the storage of recyclable materials, shall be enclosed and screened from Chinguacousy Road and Dusk Drive;
- .7 All restaurant refuse storage shall be enclosed in a climate controlled area within the building; and,
- .8 Outside storage shall not be permitted.

12.2404 Exception 2404

12.2404.1 The lands shall only be used for the following purposes:

- .1 Industrial:
 - .a a warehouse,
 - .b manufacturing, cleaning, packaging, processing, repairing or assembly of goods, foods or materials within an enclosed building, but excluding:
 - .i motor vehicle sales establishment, a motor vehicle repair shop and a motor vehicle body shop as a principal or accessory use,
 - .ii a transport terminal,
 - .iii a taxi or bus station,
 - .iv a motor vehicle parts or boat parts sales establishment,
 - .v a salvage, junk, scrap, or bulk storage yard,
 - .vi outdoor storage of intermodal containers on chassis,
 - .vii outdoor storage as a primary use, and,
 - .viii a parking lot.
- .2 Purposes accessory to the other permitted purposes, including:
 - .a an associated educational use,
 - .b an associated office,
 - .c a retail outlet operated in connection with a particular permitted by ~~sections exceptions~~ **12.2404.1.a, 2**, provided that the total gross commercial floor area of the retail outlet is not more than 15 percent of the total gross industrial floor area of the particular industrial use, and,

12.2404.2 The lands shall be subject to the following requirements and restrictions:

- .1 Minimum Lot Area shall be 0.4 hectares,
- .2 Minimum Lot Width shall be 40 metres,
- .3 Minimum Front Yard Depth: 6.0 metres,
- .4 Minimum Interior Side Yard: 3.0 metres,
- .5 Minimum Exterior Side Yard: 6.0 metres,
- .6 Minimum Rear Yard Depth: 6.0 metres,

- .7 Minimum Lot Depth: 45 metres,
- .8 Maximum Building Height: none,
- .9 Minimum Landscaped Open Space, except at approved driveway ~~—~~locations,
 - .a a width of 6.0 metres along Heritage Road and Steeles Avenue West,
 - .b a width of 3.0 metres along a lot line abutting any other public street, and,
- .10 the openings for waste disposal and loading facilities of any buildings shall face away or be screened from a public street.
- .11 Outdoor Storage shall only be permitted as an accessory use in the rear, interior and exterior side yards, subject to the following criteria,
 - .a Outdoor storage of goods and materials shall be restricted to areas not required for parking or landscaping,
 - .b Outdoor storage of goods and materials shall not exceed the lesser of 5% of the lot area or 10 % of the building area,
 - .c Outdoor storage of truck and trailer parking shall not exceed the lesser of 12% of the lot area or 24% of the building area,
 - .d Outdoor Storage shall not be located within 75 metres from Steeles Avenue West.
- .12 all garbage and refuse storage, including containers for the storage of recyclable materials, shall be screened within an enclosure constructed from materials that are compatible with the main building.

12.2404.3 for the purposes of ~~section~~ exception 2404:

- .1 Outdoor Storage shall mean areas used for storage of goods and material outside, which shall include truck and trailer parking that is not actively engaged in the process of loading and unloading.

12.2405 Exception 2405

12.2405.1 The lands shall only be used for the following purposes:

- .1 An office, including the office of a health care practitioner;
- .2 A hotel;
- .3 A conference centre;
- .4 The following accessory uses only in conjunction with uses in ~~Section-Exception~~ 12.2405.1 (1), (2), and (3), provided the total gross floor area of the accessory uses do not exceed 25 percent of the total gross floor area of the uses listed in (1), (2), and (3).
 - .a A bank, trust company or financial institution;
 - .b A retail establishment;
 - .c A convenience store;
 - .d A banquet hall;
 - .e A dry cleaning and laundry distribution station;
 - .f A dining room restaurant;
 - .g A service shop;
 - .h A personal service shop, excluding a massage or body rub parlour;
 - .i A printing or copying establishment;
 - .j A commercial, technical or recreational school;
 - .k A community club;
 - .l A fitness centre;
 - .m A day nursery.
- .5 Uses listed in 12.2405.1 (4) are permitted as a principal use provided a minimum gross floor area of 16,000 square metres of office uses, or a conference centre with a minimum gross floor area of 5,000 square metres exists on lands zoned ~~QCOC, MHO-2405~~.
- .6 The following accessory uses are permitted in conjunction with office uses, provided the total gross floor area of these accessory uses is less than 40% of the total office gross floor area:
 - .a A repair facility, excluding motor vehicle repair;
 - .b A training facility;
 - .c Amenity uses, including but not limited to a fitness centre and a cafeteria;
 - .d A day nursery;

- .e A showroom;
 - .f A testing or development laboratory.
- .7 The following uses shall not be permitted:
- .a An adult entertainment parlour;
 - .b An adult video store;
 - .c An amusement arcade;

12.2405.2 The lands shall be subject to the following requirements and restrictions:

- .1 Gross Floor Area Restrictions:
 - .a Dining room restaurants: maximum of 750 square metres per establishment;
 - .b Fitness centre: maximum total of 3,000 square metres;
 - .c Other retail and commercial uses: maximum of 1,500 square metres per establishment.
- .2 Minimum Lot Area: 1.0 hectare;
- .3 Minimum Front Yard Depth: 15 Metres;
- .4 Minimum Exterior Side Yard Width: 15 metres;
- .5 Minimum Landscaped Open Space, except at approved access locations:
 - .a 10 metres along Mississauga Road and Steeles Avenue;
 - .b 5% of the area of any parking lot shall be landscaped open space
- .6 Maximum Building Height: 30 metres;
- .7 Minimum Building Height: 9.5 metres, except for lands within 250 metres of Mississauga Road and Steeles Avenue West the minimum building height is 14.0 metres;
- .8 Minimum Building Size: the minimum gross floor area of any building used for the purposes of those uses listed in **Section Exception 12.2405.1** shall be 9,000 square metres;
- .9 Maximum canopy encroachment into the minimum required front yard and exterior side yard shall be 2.5 metres;
- .10 Maximum building encroachment into the minimum required landscaped open space shall be 1.5 metres;
- .11 No outside storage or outdoor display or sales of goods and materials shall be permitted;
- .12 No drive-through facilities are permitted;
- .13 For the purposes of this Section, the lands zoned **OCOCC, MHO-2405** shall be treated as one lot for zoning purposes;

Formatted: Highlight

Exception Zones

- .14 For the purposes of this Section, the front lot line shall be deemed to be the Mississauga Road lot line;
- .15 Two loading spaces are permitted within the exterior side yard;
- .16 Above ground parking structures shall have a minimum building setback of 20 metres from Mississauga Road and Steeles Avenue West;
- .17 No setback from any lot line is required for any portion of the parking garage that is below grade;
- .18 Minimum parking space requirements in accordance with the following:
 - .a Offices, except an office of a health care practitioner: 1 parking space for each 25 square metres of gross commercial floor area or portion thereof;
 - .b Uses permitted in accordance with ~~Section~~ Exception 12.2405.1 (4): 1 parking space for each 25 square metres of gross commercial floor area or portion thereof;
 - .c Conference Centre: 1 parking space for each 11 square metres of gross commercial floor area or portion thereof when a minimum gross floor area of 20,000 square metres of office use is provided within lands zoned ~~OCOC, MHQ-2405~~, otherwise 1 parking space for each 8 square metres of gross commercial floor area or portion thereof;
 - .d The minimum number of required parking spaces shall be reduced by 10% for any portion of the parking spaces that are located underground;
 - .e A maximum of 5% of the minimum number of parking spaces required may be provided as small-car parking spaces, which are to have a minimum width of 2.5 metres and a length of 5.4 metres.

Formatted: Highlight

12.2405.3 for the purposes of ~~section exception~~ 2405:

- .1 Conference Centre shall mean a building or place which is used for the assembly of persons for private or public activities of a religious, political, charitable, educational, social, business, cultural, recreational and like purposes, and may include media communication and dining room facilities accessory to the main assembly function, but shall not include a public or private school or a religious institution.
- .2 For the purposes of calculating minimum parking requirements on lands zoned ~~OCOC, MHQ-2405~~:
 - .a Floor Area, Gross Commercial shall mean the aggregate of the areas of each storey, at, above, or below established grade, measured from the exterior of the outside walls, but excluding any parts of the building used for mechanical equipment, stairwells, elevators, amenity spaces for employees (such as a fitness centre and a cafeteria), atrium spaces, data centres, repair labs, repair training rooms or special purpose rooms that are ancillary to staff work spaces and any part of the building below established grade used for storage purposes.

Formatted: Highlight

Exception Zones

12.2406 Exception 2406

12.2406.1 The lands shall only be used for the following purposes:

- .1 shall only be used for the purposes permitted in a ~~R3C~~ R2 zone.

12.2406.2 The lands shall be subject to the following requirements and restrictions:

- .1 The rear wall of a dwelling unit shall be 6 metres to a lot line of the same zoning category, 1.2 metres to a common amenity area and 7.0 metres in all other situations.
- .2 Minimum setback of an above-ground utility structure: 0 metres to any lot line.

12.2408A Exception 2408A

12.2408A.1 The lands shall only be used for the following purposes:

- .1 the uses permitted in the **R1A, R1R1E zone**; and
- .2 a new home sales office in conjunction with a home used for display purposes.

12.2408A.2 The lands shall be subject to the following requirements and restrictions:

- .1 A lot with a width less than 21.5 metres shall not have a garage with doors facing the interior lot line.
- .2 Where garage doors face an interior side lot line, the minimum front yard depth to the garage shall be 4.5 metres and **ExceptionSection 10.5(b), 13.4.2(d) and 13.4.2(j)(1)** shall not apply;
- .3 A garage may face the flankage lot line;
- .4 For lots with a lot width of 19.8 metres or greater the maximum interior garage width shall be the greater of 9.0 metres or 50% of the dwelling unit width;
- .5 A balcony or porch, with or without a cold cellar, may project into the minimum required front yard depth or exterior side yard width by a maximum of 2.0 metres, with attached eaves and cornices permitted to project an additional 0.6 metres into the minimum required front yard depth or exterior side yard width;
- .6 A balcony or deck may project into the minimum required rear yard depth by a maximum of 3.0 metres. Landings associated with a balcony or deck are permitted to project further into the minimum rear yard depth, provided the landing associated with the balcony or deck does not exceed 3.0 square metres;
- .7 An open-roofed porch, with or without a cold cellar, may project into the minimum required rear yard depth by a maximum of 1.8 metres, with attached eaves and cornices permitted to project an additional 0.6 metres into the minimum required rear yard depth;
- .8 Bay windows, bow windows and box-out windows with or without foundations, and including eaves and cornices, may project a maximum of 1.5 metres into the minimum required front yard, rear yard, or exterior side yard with a maximum width of 4.0 metres;
- .9 For the purpose of this **ExceptionSection**, the lot width of a corner lot shall be calculated by projecting the front and flankage lot lines to a point of intersection.
- .10 Notwithstanding **ExceptionSection 2408.2(e)**, the minimum building or structure setback to a daylighting triangle/rounding is 1.5 metres. Eaves and cornices are permitted to encroach into this setback a maximum of 0.6 metres;
- .11 The maximum building height of a single-detached dwelling shall not exceed 13 metres.

12.2408B Exception 2408B

12.2408B.1 The lands shall only be used for the following purposes:

- .1 The purposes permitted by the **R2R3B(1)** zone.

12.2408B.2 The lands shall be subject to the following requirements and restrictions:

- .1 Minimum Lot Width:
 - .a Interior Lot: 5.8 metres
 - .b End Lot: 7 metres
- .2 Minimum Lot Depth: 45 metres
- .3 Minimum Front Yard Depth: 7.0 metres
- .4 Minimum Side Yard Width: 1.2 metres for an end unit
- .5 Minimum Rear Yard Depth: 17.0 metres
- .6 Maximum Lot coverage: 60% of the lot area for the main building
- .7 Garage Control:
 - .a No garage shall project into the front yard more than 1.5 metres beyond a porch or front wall of a dwelling.
 - .b The maximum cumulative garage door width for a dwelling unit shall be 2.5 metres.
 - .c The maximum interior garage width shall be 0.6 metres wider than the cumulative garage door width.
- .8 Balcony or Porch Encroachment: A balcony or porch may project into the minimum front yard by a maximum of 1.8 metres, including eaves and cornices.
- .9 Highway 410 Setback: For any property line abutting Highway 410, the minimum setback for above or below grade structures or facilities shall be 14 metres from the Highway 410 right-of-way, with the exception of noise/acoustic barrier.

12.2409 Exception 2409

12.2409.1 The lands shall only be used for the following purposes:

- .1 a health care facility

12.2409.2 The lands shall be subject to the following requirements and restrictions:

- .1 a minimum front yard depth: 7.5 metres,
- .2 a minimum interior side yard width: 3.0 metres or half of the height of the building, whichever is greater,
- .3 a minimum exterior side yard width: 7.5 metres or half of the height of the building, whichever is greater,
- .4 a minimum rear yard depth: 3.0 metres or half of the height of the building, whichever is greater,
- .5 a maximum building height: 3 storeys,
- .6 a maximum lot coverage 33.3%,
- .7 one parking spot per 45 square metres of total gross floor area of the entire building.

12.2410 Exception 2410

12.2410.1 The lands shall only be used for the following purposes:

- .1 shall only be used for the purposes permitted in the **R1FR1-15.2** zone

Formatted: Highlight

12.2410.2 The lands shall be subject to the following requirements and restrictions:

- .1 Unenclosed porches and balconies , with or without cold cellars and foundations, may project a maximum of 1.8 metres, and eaves and cornices may project an additional 0.6 metres into any front yard, exterior side yard or rear yard.
- .2 Bay windows, with or without side glazing, with or without foundations, to a maximum width of 4 metres, and chimney elements, may project a maximum of 1.0 metre into any front yard, exterior side yard or rear yard.
- .3 A garage may face the flankage lot line.
- .4 The maximum interior garage width for a garage facing a flankage lot line shall be no greater than 50% of the length of the dwelling.
- .5 The lot width for a corner lot will be measured at a point 10 metres back from the front lot line.

12.2411 Exception 2411

12.2411.1 The lands shall only be used for the following purposes:

- .1 shall only be used for the purposes permitted in the **R1FR1-15.2** zone

Formatted: Highlight

12.2411.2 The lands shall be subject to the following requirements and restrictions:

- .1 Unenclosed porches and balconies , with or without cold cellars and foundations, may project a maximum of 1.8 metres, and eaves and cornices may project an additional 0.6 metres into any front yard, exterior side yard or rear yard.
- .2 Bay windows, with or without side glazing, with or without foundations, to a maximum width of 4 metres, and chimney elements, may project a maximum of 1.0 metre into any front yard, exterior side yard or rear yard.
- .3 A garage may face the flankage lot line.
- .4 The maximum interior garage width for a garage facing a flankage lot line shall be no greater than 50% of the length of the dwelling.

12.2412 Exception 2412

12.2412.1 The lands shall only be used for the following purposes:

- .1 A public elementary school;
- .2 A day nursery.

12.2412.2 The lands shall be subject to the following requirements and restrictions:

- .1 Minimum Front Yard Depth: 7.5 metres,
- .2 Minimum interior side yard width: 7.5 metres or half of the height of the building, which is greater,
- .3 Minimum exterior side yard width: 7.5 metres or half of the height of the building, which is greater,
- .4 Minimum rear yard width: 7.5 metres or half of the height of the building, which is greater,
- .5 Maximum building height: 3 storeys,
- .6 Maximum lot coverage: 33%,
- .7 Parking spaces should be provided and maintained in accordance with **Section 6, 10 and 204** of this by-law.

Formatted: Highlight

Formatted: Highlight

12.2413 Exception 2413

12.2413.1 The lands shall only be used for the following purposes:

- .1 Flood and erosion control;
- .2 Conservation area.

12.2413.2 The lands shall be subject to the following requirements and restrictions:

- .1 No person shall, within any floodplain zone, erect, alter or use any building or structure for any purpose except that of flood or erosion control.

12.2414 Exception 2414

12.2414.1 The lands shall only be used for the following purposes:

- .1 An office;
- .2 A bank, trust company or finance company;
- .3 Only in conjunction with the permitted uses above:
 - .a A retail establishment, have no outside storage or display;
 - .b A dining restaurant or take out restaurant;
 - .c Printing or copying establishment;
 - .d Commercial School;
 - .e Day nursery;
 - .f Service shop.

12.2414.2 The lands shall be subject to the following requirements and restrictions:

- .1 Minimum Lot Area: 0.49 hectare (1.21 acres);
- .2 Maximum gross floor area: 2,400 square metres;
- .3 Maximum gross floor area devoted to medical offices: 1,300 square metres;
- .4 Maximum gross floor area devoted to retail & service shop uses: 600 square metres;
- .5 Minimum front yard depth: 9.0 metres;
- .6 Minimum interior side yard width: 13.0 metres;
- .7 Minimum rear yard depth: 1.5 metres;
- .8 Maximum height: 4 storeys (excluding mechanical penthouse);
- .9 Minimum Landscaped Open Space:
 - .i 9.0 metres abutting Kennedy Road;
 - .ii 1.5 metres along the southerly lot line.
- .10 Minimum number of parking spaces:
 - .a 1 per 20 square metres of gross floor area for medical offices;
 - .b 1 per 25 square metres of gross floor area for all other office uses.

12.2415 Exception 2415

12.2415.1 The lands shall only be used for the following purposes:

- .1 Shall only be used for the purposes permitted in a R1ER1 zone

Formatted: Highlight

12.2415.2 The lands shall be subject to the following requirements and restrictions:

- .1 Minimum building setback to a daylighting triangle / rounding – 1.2 metres;
- .2 A balcony or porch with or without a cold cellar may project into the minimum required front or exterior side yard by a maximum of 1.8 metres provided the balcony or porch, with or without cold cellar is located no closer than 1.2 metres from a daylighting triangle, eaves and cornices may project an additional 0.6 metres into the minimum front or exterior side yard;
- .3 Bay windows, bow windows, box-out windows, and boxed-bay windows, with or without foundations, are permitted and shall be deemed window bays for the purposes of Section 6.13 – Permitted Yard Encroachments;
- .4 The maximum cumulative garage door width shall be 5.05 metres if the lot width is less than 12.5 metres;
- .5 On lots equal to or greater than 14 metres wide, the maximum interior garage width shall be 6.1 metres;
- .6 The minimum Lot Width of a lot abutting a daylighting triangle shall be 11.0 metres;
- .7 Minimum Rear Yard Depth - 4.0 metres;
- .8 Temporary sales offices shall be permitted;
- .9 Notwithstanding any other provision to the contrary, model homes for display purposes, which may or may not include a sales office within said dwelling units, shall be permitted;
- .10 A dwelling unit used as a model home for display purposes, with or without a sales office, shall be permitted;
- .11 A parking lot for a temporary sales office shall be permitted.

12.2416 Exception 2416

12.2416.1 The lands shall only be used for the following purposes:

- .1 Shall only be used for the purposes permitted in a **R1ER1 zone**

Formatted: Highlight

12.2416.2 The lands shall be subject to the following requirements and restrictions:

- .1 A balcony or porch with or without a cold cellar may project into the minimum required front or exterior side yard by a maximum of 1.8 metres provided the balcony or porch, with or without cold cellar is located no closer than 1.2 metres from a daylighting triangle, eaves and cornices may project an additional 0.6 metres into the minimum front or exterior side yard;
- .2 Bay windows, bow windows, box-out windows, and boxed-bay windows, with or without foundations, are permitted and shall be deemed window bays for the purposes of Section 6.13 – Permitted Yard Encroachments;
- .3 The maximum cumulative garage door width shall be 5.05 metres if the lot width is less than 12.5 metres;
- .4 On lots equal to or greater than 14 metres wide, the maximum interior garage width shall be 6.1 metres;
- .5 The minimum Lot Width of a lot abutting a daylighting triangle - 11.0 metres;
- .6 Minimum building setback to a daylighting triangle/rounding - 1.2 metres;
- .7 Temporary sales offices shall be permitted;
- .8 Notwithstanding any other provision to the contrary, model homes for display purposes, which may or may not include a sales office within said dwelling units, shall be permitted;
- .9 A parking lot for a temporary sales office shall be permitted;
- .10 A parking lot for dwelling units used as a model home for display purposes, with or without a sales office within said dwelling units, shall be permitted.

12.2417 Exception 2417

12.2417.1 The lands shall only be used for the following purposes:

- .1 Shall only be used for the purposes permitted in a **R1E-R1 zone**

12.2417.2 The lands shall be subject to the following requirements and restrictions:

- .1 A balcony or porch with or without a cold cellar may project into the minimum required front or exterior side yard by a maximum of 1.8 metres provided the balcony or porch, with or without cold cellar is located no closer than 1.2 metres from a daylighting triangle, eaves and cornices may project an additional 0.6 metres into the minimum front or exterior side yard;
- .2 Bay windows, bow windows, box-out windows, and boxed-bay windows, with or without foundations, are permitted and shall be deemed window bays for the purposes of Section 6.13 – Permitted Yard Encroachments;
- .3 On lots equal to or greater than 14 metres wide, the maximum interior garage width shall be 6.1 metres;
- .4 The minimum Lot Width of a lot abutting a daylighting triangle - 13.0 metres;
- .5 Minimum building setback to a daylighting triangle/rounding - 1.2 metres;
- .6 Temporary sales offices shall be permitted;
- .7 Notwithstanding any other provision to the contrary, model homes for display purposes, which may or may not include a sales office within said dwelling units, shall be permitted;
- .8 A parking lot for a temporary sales office shall be permitted;
- .9 A parking lot for dwelling units used as a model home for display purposes, with or without a sales office within said dwelling units, shall be permitted.

12.2418A Exception 2418A

12.2418A.1 The lands shall only be used for the following purposes:

- .1 Those purposes permitted in an Open Space zone; and,
- .2 Those purposes permitted in the ~~R1A2R1E~~-15.0-2431 zone;

12.2418A.2 The lands shall be subject to the following requirements and restrictions:

- .1 for those uses permitted in a OS zone, the requirements and restrictions as set out in the OS zone; and,
- .2 for those uses permitted in a ~~R1A2R1E~~-15.0-2431 zone, the requirements and restrictions as set out in a ~~R1A2R1E~~-15.0 -2431 zone.

12.2419 Exception 2419

12.2419.1 The lands shall only be used for the following purposes:

- .1 Shall only be used for the purposes permitted in a **R2D-R1 zone**;

Formatted: Highlight

12.2419.2 The lands shall be subject to the following requirements and restrictions:

- .1 A balcony or porch with or without a cold cellar may project into the minimum required front or exterior side yard by a maximum of 1.8 metres provided the balcony or porch, with or without cold cellar is located no closer than 1.2 metres from a daylighting triangle, eaves and cornices may project an additional 0.6 metres into the minimum front or exterior side yard;
- .2 Bay windows, bow windows, box-out windows, and boxed-bay windows, with or without foundations, are permitted and shall be deemed window bays for the purposes of **Section 6.13** – Permitted Yard Encroachments;
- .3 The maximum cumulative garage door width shall be 3.1 metres if the lot width for the dwelling unit is less than 8.2 metres;
- .4 The minimum dwelling unit width shall not apply;
- .5 The minimum Lot Width of a lot abutting a daylighting triangle - 6.0 metres;
- .6 Minimum building setback to a daylighting triangle/rounding - 1.2 metres;
- .7 Temporary sales offices shall be permitted;
- .8 Notwithstanding any other provision to the contrary, model homes for display purposes, which may or may not include a sales office within said dwelling units, shall be permitted;
- .9 A parking lot for a temporary sales office shall be permitted; and,
- .10 A parking lot for dwelling units used as a model home for display purposes, with or without a sales office within said dwelling units, shall be permitted.

Formatted: Highlight

12.2420 Exception 2420

12.2420.1 The lands shall only be used for the following purposes:

- .1 Shall only be used for the purposes permitted in a **R3A-R2 zone**;

Formatted: Highlight

12.2420.2 The lands shall be subject to the following requirements and restrictions:

- .1 For the purposes of this By-law, the Front Lot Line will be the lot line along Financial Drive;
- .2 Minimum Lot Area – 200.0 square metres per dwelling unit;
- .3 Minimum Front Yard Depth - 4.5 metres;
- .4 Minimum Interior Side Yard Width - 3.0 metres;
- .5 Minimum Exterior Side Yard Width - 4.5 metres;
- .6 Minimum Rear Yard Depth - 4.5 metres;
- .7 Maximum Building Height - 11.0 metres;
- .8 Maximum Lot Coverage - 45%;
- .9 Minimum Landscaped Open Space, except at approved access locations:
 - .a 4.5 metres in width along a lot line abutting a public street or a daylight or visibility triangle; and,
 - .b Notwithstanding **Section-Exception 12.2420.2.(9) (a)** to the contrary, encroachments permitted within **Section 6.13** and **Section-Exception 12.2420.2** of this zone are allowed to encroach into the minimum landscaped open space area;
- .10 Minimum setback to a private road - 4.5 metres;
- .11 Minimum separation between buildings - 3.0 metres;
- .12 Minimum number of visitor parking spaces - 15;
- .13 Permitted encroachments:
 - .a Unenclosed porches and balconies with or without foundation – 1.8m into any minimum front or exterior side yard or interior side yard;
 - .b Unenclosed porches and balconies with or without foundation – 2.4m into any minimum rear yard;
 - .c Unenclosed balcony – 3.0m from a private road (balconies over driveways); and,
 - .d Bay windows with or without foundation to a max width of 3.0m, chimney elements, cornices and roof eaves – 1.0m into any minimum front, exterior side, interior side, or rear yard;

Formatted: Highlight

Exception Zones

- .14 Dwelling units within this zone may be used as model homes for display purposes, which may or may not include sales offices until December 31, 2017, subject to the dwelling's inclusion within a plan of subdivision, which has been registered within the meaning of the Planning Act. The dwelling units used as model homes for display purposes, which may or may not include sales offices, on lands zoned **R3AR2-2420** are not considered in the calculation of the maximum number of dwelling units for display purposes in **Section 6.28.(c)**; and,
- .15 The maximum number of dwelling units – 86.

Formatted: Highlight

Formatted: Highlight

12.2421 Exception 2421

12.2421.1 The lands shall only be used for the following purposes:

- .1 Shall only be used for the purposes permitted in a **R3D-R2** zone;

Formatted: Highlight

12.2421.2 The lands shall be subject to the following requirements and restrictions:

- .1 A balcony or porch with or without a cold cellar may project into the minimum required front or exterior side yard by a maximum of 1.8 metres provided the balcony or porch, with or without cold cellar is located no closer than 1.2 metres from a daylighting triangle, eaves and cornices may project an additional 0.6 metres into the minimum front or exterior side yard;
- .2 Bay windows, bow windows, box-out windows, and boxed-bay windows, with or without foundations, are permitted and shall be deemed window bays for the purposes of **Section 6.13** – Permitted Yard Encroachments;
- .3 The maximum cumulative garage door width shall be 3.1 metres if the lot width for the dwelling unit is less than 8.2 metres;
- .4 The minimum dwelling unit width shall not apply;
- .5 The minimum Lot Width of a lot abutting a daylighting triangle - 6.0 metres;
- .6 Minimum building setback to a daylighting triangle/rounding - 1.2 metres;
- .7 Temporary sales offices shall be permitted;
- .8 Notwithstanding any other provision to the contrary, model homes for display purposes, which may or may not include a sales office within said dwelling units, shall be permitted;
- .9 A parking lot for a temporary sales office shall be permitted;
- .10 A parking lot for dwelling units used as a model home for display purposes, with or without a sales office within said dwelling units, shall be permitted.

Formatted: Highlight

12.2422 Exception 2422

12.2422.1 The lands shall only be used for the following purposes:

- .1 Shall only be used for the purposes permitted in a **R3CR2 zone**

Formatted: Highlight

12.2422.2 The lands shall be subject to the following requirements and restrictions:

- .1 Minimum Yard Setback for a Principal Building;
- .a The rear wall of a dwelling unit shall be 6.0 metres to a lot line zoned in the same zoning category, 1.2 metres to a common amenity area, 4.5 metres to Financial Drive, and 7.0 metres in all other instances;
 - .b Maximum Building Height: 3 storeys;
 - .c A balcony or porch with or without cold cellar may project into the required yard abutting Financial Drive by a maximum of 1.8 metres, eaves and cornices may project an additional 0.6 metres;
 - .d Bay windows or box-out windows with or without foundations and including eaves and cornices may project into the yard abutting Financial Drive by a maximum of 1.5 metres;
 - .e Notwithstanding Section 6.10(a) a transformer may be located no less than 3.0 metres from a public road right-of-way and 1.5 metres to any other zone category and may be further reduced to 0 metres where a transformer abuts a private road or a residential lot line internal to the zone category; and, v
 - .f Minimum Landscaped Open Space, except at approved access locations:
 - .i 4.5 metres in width along a lot line abutting a public street or a daylight or visibility triangle; and,
 - .ii **Notwithstanding Section Exception 12.2422.2.b)i) to the contrary**, encroachments permitted within Section 6.13 and **Section Exception 12.2422.2** of this zone are allowed to encroach into the minimum landscaped open space area.

Formatted: Highlight

12.2423 Exception 2423

12.2423.1 The lands shall only be used for the following purposes:

- .1 a skylight apartment dwelling; and,
- .2 the purposes permitted in a **R4A-R3L zone**.

Formatted: Highlight

12.2423.2 The lands shall be subject to the following requirements and restrictions:

- .1 Minimum Front Yard Depth: 4.5 metres;
- .2 Minimum Side Yard Width:
 - .a 4.5 metres for a 1-3 storey dwelling; and,
 - .b 7.5 metres for a 4 storey building.
- .3 Minimum Rear yard Depth:
 - .a 4.5 metres for a 1-3 storey dwelling; and,
 - .b 7.5 metres for a 4 storey building.
- .4 Maximum Building height:
 - .a 4 storeys (excluding rooftop mechanical enclosures);
- .5 Maximum Lot Coverage:
 - .a 40 % by the main buildings;
- .6 Minimum Landscaped Open Space, except at approved access locations:
 - .a 4.5 metres in width along a lot line abutting a public street or a daylight or visibility triangle; and,
 - .b Notwithstanding ~~Section-Exception 12.2423.2.(6)~~ (a) to the contrary, encroachments permitted within **Section 36.13** and ~~Section-Exception 12.2423.2~~ of this zone are -allowed to encroach into the minimum landscaped open space area;
- .7 Minimum Number of Dwelling Units: 119 units;
- .8 Maximum Number of Dwelling Units: 351 units;
- .9 Notwithstanding **Section 10.9.2(b)**, the following Condominium Apartment Minimum Parking Requirements shall apply for the uses permitted in ~~Section-Exception 12.2423.1(1)~~:
 - .a 1 Bedroom dwelling unit – 1.2 spaces per dwelling unit;
 - .b 2 Bedroom dwelling unit – 1.4 spaces per dwelling unit;
 - .c 3 Bedroom dwelling unit – 1.5 spaces per dwelling unit;

Formatted: Highlight

Formatted: Highlight

Exception Zones

- .d Visitor – 0.2 spaces per dwelling unit;
- .10 Dwelling units within this zone may be used as model homes for display purposes, which may or may not include sales offices until December 31, 2017, subject to the dwelling's inclusion within a plan of subdivision, which has been registered within the meaning of the Planning Act. The dwelling units used as model homes for display purposes, which may or may not include sales offices, on lands zoned **R4AR3L-2423** are not considered in the calculation of the maximum number of dwelling units for display purposes in **Section 36.2811-1(c)**;
- .11 For the purpose of this section, the lands not owned by a Public Authority zoned **R4AR3L-2423** shall be treated as a single lot for zoning purposes;
- .12 For the purposes of this section, Skylight Apartment Dwelling shall mean a building where each dwelling unit has an independent entrance from the outside at ground level or at the first storey above ground level, but is not a townhouse; and,
- .13 For the purpose of this zone the lot line abutting Beckonrose Court shall be deemed the front lot line.

Formatted: Highlight

Formatted: Highlight

Formatted: Highlight

Formatted: Highlight

12.2424 Exception 2424

12.2424.1 The lands shall only be used for the following purposes:

- .1 an office;
- .2 a retail establishment having no outdoor storage;
- .3 a bank, trust company, or finance company;
- .4 a tavern;
- .5 a service shop;
- .6 a personal service shop, but excluding a massage or body rub parlour;
- .7 a dry-cleaning and laundry distribution station;
- .8 a laundromat;
- .9 a printing or copying establishment;
- .10 a commercial, technical or recreational school;
- .11 a place of commercial recreation;
- .12 a community club;
- .13 a health or fitness centre;
- .14 a custom workshop;
- .15 an animal hospital;
- .16 a dining room restaurant, a take-out restaurant, a convenience restaurant;
- .17 an art gallery;
- .18 a convenience store;
- .19 a specialty grocery store;
- .20 public uses owned or leased by a public authority;
- .21 purposes accessory to the other permitted uses;
- .22 The following purposes shall not be permitted:
 - .a An adult entertainment parlour;
 - .b An adult video store;
 - .c An amusement arcade;
 - .d A stand-alone parking lot;

- .e A taxi or bus station; and,
 - .f A motor vehicle parts or boat parts sales establishment; and,
- .23 A drive through facility shall not be permitted.

12.2424.2 The lands shall be subject to the following requirements and restrictions:

- .1 The Lot Line abutting Mississauga Road shall be deemed to be the Front Lot line;
- .2 Notwithstanding **Section 20.3**, the following minimum parking standards shall apply:
 - .a Office: 1 parking space for each 12 square metres of gross commercial floor area or portion thereof for a physician, dentist, or drugless practitioner's office, or 1 parking space for each 15 square metres of gross commercial floor area or portion thereof for a real estate office, or 1 parking space for each 25 square metres of gross commercial floor area or portion thereof for other (general) office uses;
 - ~~.b~~ All other ~~Commercial~~: 1 parking space for each 23 square ~~Commercial~~ metres of gross commercial floor area Uses or portion thereof;
- .3 Minimum front yard - 4.5 metres;
- .4 Minimum exterior side yard depth – 4.5 metres;
- .5 Minimum rear yard depth – 4.5 metres;
- .6 Notwithstanding ~~Sections-Exceptions~~ **12.2424.2.4**, **12.2424.2.5**, and **12.2424.2.6** to the contrary, the minimum setback to a lot line abutting a daylight or visibility triangle shall be 3.0 metres;
- .7 The maximum canopy encroachment into the minimum front yard, minimum exterior side yard, and minimum rear yard shall be 2.5 metres;
- .8 The maximum canopy encroachment into the minimum setback abutting a daylight or visibility triangle specified in **12.2424.2.7** shall be 1.0 metres;
- .9 Minimum Landscaped Open Space, except at approved access locations:
 - .a 6.0 metres along Mississauga Road and Financial Drive, except at approved driveway accesses, and which may be reduced to 4.5 metres when the area between a building and property limit are landscaped for and not used for parking and/or driveway purposes; and,
 - .b 3.0 metres wide along a lot line abutting any other public street or a daylight or visibility triangle.
- .10 Maximum building height:
 - .a 4 storeys, which may be increased to 5 storeys for that portion of a building located within 45 metres from Mississauga Road;
- .11 Minimum Building Height

Formatted: Highlight

Formatted: Indent: Left: 2.5 cm, No bullets or numbering

Exception Zones

- .a 2 storeys within 30 metres of the intersection of a public street and Mississauga Road; and,
- .b 5.5 metres for buildings that are located beyond 30 metres of the intersection of a public street and Mississauga Road;
- .12 All garbage and refuse storage, including any containers for the storage of recyclable materials, shall be contained within a building;
- .13 Bicycle parking space rate:
 - .a 1 per 250 square metres of gross floor area for office uses; and,
 - .b 1 per 1,000 square metres of gross floor area for uses in 12.2424.1.2 to 19, inclusive;
- .14 Minimum Building Frontage:
 - .a 50% of the buildable length of the lot line along Mississauga Road;
- .15 No stand-alone-telecommunication facilities are permitted;

12.2424.3 for the purposes of ~~section-exception~~ 2424:

- .1 For the purposes of this by-law, lands north of Howard Stewart Road, not owned by a Public Authority, shall be deemed to be one lot;
- .2 For the purposes of this by-law, lands south of Howard Stewart Road not owned by a Public Authority shall be deemed to be one lot; and,
- .3 For the purposes of this section, Specialty Grocery Store shall mean a building or place where goods or materials are sold or kept for sale to the general public and occupying premises having a gross commercial floor area of less than eighteen hundred (1,800) square metres, and of which may also be engaged in the business of selling groceries, meat, fruit and vegetables to the general public provided that the area devoted to the sales of these foods does not exceed 929.0 square metres. Unless otherwise stated elsewhere in this by-law, includes a convenience store, but does not include a supermarket, or a garden centre sales establishment.

12.2425 Exception 2425

12.2425.1 The lands shall only be used for the following purposes:

Either:

- .1 The following:
 - .a A public or private school;
 - .b A park, playground or recreation facility operated by a public authority; and,
 - .c Purposes accessory to the other permitted purposes;

or:

- .2 The following:
 - .a Those purposes permitted in a **R1ER1-13 – 2417 zone** and/or **R1ER1-11.6 - 2416 zone** and/or **R2DR1-7.5 – 2419 zone**.

Formatted: Highlight

Formatted: Highlight

Formatted: Highlight

12.2425.2 The lands shall be subject to the following requirements and restrictions:

- .1 For those uses permitted within ~~Section-Exception~~ **12.2425.1 (1)**, the requirements and restrictions set out in an **I1 zone**;
- .2 For those purposes permitted within **R1ER1-13 - 2417 zone**, the requirements and restrictions as set out in ~~Section-Exception~~ - 2417;
- .3 For those purposes permitted within **R1ER1-11.6 - 2416 zone**, the requirements and restrictions as set out in ~~Exception Section~~ 2416; and,
- .4 For those purposes permitted within **R2DR1-7.5 - 2419 zone**, the requirements and restrictions as set out in a ~~Exception Section~~ – 2419.

Formatted: Highlight

Formatted: Highlight

Formatted: Highlight

Formatted: Highlight

12.2426 Exception 2426

12.2426.1 The lands shall only be used for the following purposes:

- .1 Those purposes permitted in an ~~OS-NS, OS~~ zone; and,
- .2 Flood and erosion control.

Formatted: Highlight

12.2426.2 The lands shall be subject to the following requirements and restrictions:

- .1 For those uses permitted within 12.2426.1 (1), the requirements and restrictions as set out in an ~~OS-NS, OS~~ zone;
- .2 For those uses permitted within 12.2426.1 (2), the requirements and restrictions as set out in an NSF zone.

Formatted: Highlight

12.2427 Exception 2427

12.2427.1 The lands shall only be used for the following purposes:

- .1 Shall only be used for the purposes permitted in a **R1E-R1A, R1** zone;

Formatted: Highlight

12.2427.2 The lands shall be subject to the following requirements and restrictions:

- .1 A balcony or porch with or without a cold cellar, may project into the minimum front yard or exterior side yard by a maximum of 1.8 metres provided the balcony or porch, with or without cold cellar is located no closer than 1.2 metres from a daylighting triangle; eaves and cornices may project an additional 0.6 metres into the minimum front or exterior side yard;
- .2 Bay windows and box-out windows, with or without foundations, may project a maximum of 1.0 metre into the minimum required front, rear and exterior side yard, eaves and cornices may project an additional 0.6 metres into the minimum front or exterior side yard;
- .3 On corner lots equal to or greater than 14 metres in width, the maximum cumulative garage door width for an attached garage shall not exceed 60 percent of the width of the dwelling;
- .4 Garage Control: On lots equal to or greater than 14 metres in width, the maximum interior garage width shall be 6.1 metres;
- .5 The minimum Lot Width of a lot abutting a day-lighting triangle shall be 11.0 metres;
- .6 The minimum building setback to a day-lighting triangle/rounding: 1.2 metres;
- .7 Temporary sales offices shall be permitted;
- .8 Notwithstanding any other provision to the contrary, dwelling units used as a model home for display purposes, which may or may not include a sales office within said dwelling units, shall be permitted;
- .9 A parking lot for a temporary sales office shall be permitted;
- .10 A parking lot for dwelling units used as a model home for display purposes, with or without a sales office within said dwelling units, shall be permitted; and,
- .11 For the purposes of this section, the Maximum Building Height shall be 11.6 metres and Building Height shall mean the vertical distance measured from the average finish grade level at the front elevation to:
 - .a In the case of a flat roof, the highest point of the roof surface,
 - .b In the case of a mansard roof, the deck line, or
 - .c In the case of a peaked, gabled, hip or gambrel roof, the mean height level between eaves and ridge.

12.2428 Exception 2428

12.2428.1 The lands shall only be used for the following purposes:

- .1 Shall only be used for the purposes permitted in a **R1FR1 zone**;

Formatted: Highlight

12.2428.2 The lands shall be subject to the following requirements and restrictions:

- .1 A balcony or porch with or without a cold cellar, may project into the minimum front yard or exterior side yard by a maximum of 1.8 metres provided the balcony or porch, with or without cold cellar is located no closer than 1.2 metres from a daylighting triangle; eaves and cornices may project an additional 0.6 metres into the minimum front or exterior side yard;
- .2 Bay windows and box-out windows, with or without foundations, may project a maximum of 1.0 metre into the minimum required front, rear and exterior side yard, eaves and cornices may project an additional 0.6 metres into the minimum front or exterior side yard;
- .3 On corner lots equal to or greater than 14 metres in width, the maximum cumulative garage door width for an attached garage shall not exceed 60 percent of the width of the dwelling;
- .4 Garage Control: On lots equal to or greater than 14 metres in width, the maximum interior garage width shall be 6.1 metres;
- .5 The minimum building setback to a day-lighting triangle/rounding: 1.2 metres;
- .6 Temporary sales offices shall be permitted;
- .7 Notwithstanding any other provision to the contrary, dwelling units used as a model home for display purposes, which may or may not include a sales office within said dwelling units, shall be permitted;
- .8 A parking lot for a temporary sales office shall be permitted;
- .9 A parking lot for dwelling units used as a model home for display purposes, with or without a sales office within said dwelling units, shall be permitted; and,
- .10 For the purposes of this section, the Maximum Building Height shall be 11.6 metres and Building Height shall mean the vertical distance measured from the average finish grade level at the front elevation to:
- .a In the case of a flat roof, the highest point of the roof surface,
 - .b In the case of a mansard roof, the deck line, or ~~it~~
 - .c In the case of a peaked, gabled, hip or gambrel roof, the mean height level between eaves and ridge.

12.2429 Exception 2429

12.2429.1 The lands shall only be used for the following purposes:

- .1 Shall only be used for the purposes permitted in a ~~R1E~~ **R1A, R1** zone;

Formatted: Highlight

12.2429.2 The lands shall be subject to the following requirements and restrictions:

- .1 Bay windows and box-out windows with or without foundations, and including eaves and cornices, may project a maximum of 1.5 metres into the minimum required front, rear and exterior side yard;
- .2 Bay windows and box-out windows, with or without foundations, may project a maximum of 1.0 metre into the minimum required front, rear and exterior side yard, eaves and cornices may project an additional 0.6 metres into the minimum front or exterior side yard;
- .3 On corner lots equal to or greater than 14 metres in width, the maximum cumulative garage door width for an attached garage shall not exceed 60 percent of the width of the dwelling;
- .4 On lots equal to or greater than 11.6 metres but less than 12.5 metres in width, the maximum cumulative garage door width for an attached garage shall be 5.05 metres;
- .5 Garage Control: On lots equal to or greater than 14 metres in width, the maximum interior garage width shall be 6.1 metres; ~~Page 2 of 2~~
- .6 The minimum building setback to a day-lighting triangle/rounding: 1.2 metres;
- .7 Temporary sales offices shall be permitted;
- .8 Notwithstanding any other provision to the contrary, dwelling units used as a model home for display purposes, which may or may not include a sales office within said dwelling units, shall be permitted;
- .9 parking lot for a temporary sales office shall be permitted;
- .10 A parking lot for dwelling units used as a model home for display purposes, with or without a sales office within said dwelling units, shall be permitted; and,
- .11 For the purposes of this section, the Maximum Building Height shall be 11.6 metres and Building Height shall mean the vertical distance measured from the average finish grade level at the front elevation to:
- .a In the case of a flat roof, the highest point of the roof surface, i
 - .b In the case of a mansard roof, the deck line, or ii
 - .c In the case of a peaked, gabled, hip or gambrel roof, the mean height level between eaves and ridge.

12.2430 Exception 2430

12.2430.1 The lands shall only be used for the following purposes:

- .1 Shall only be used for the purposes permitted in a **R1F-R1A, R1 zone**;

12.2430.2 The lands shall be subject to the following requirements and restrictions:

- .1 A balcony or porch with or without a cold cellar, may project into the minimum front yard or exterior side yard by a maximum of 1.8 metres provided the balcony or porch, with or without cold cellar is located no closer than 1.2 metres from a daylighting triangle; eaves and cornices may project an additional 0.6 metres into the minimum front or exterior side yard;
- .2 Bay windows and box-out windows, with or without foundations, may project a maximum of 1.0 metre into the minimum required front, rear and exterior side yard, eaves and cornices may project an additional 0.6 metres into the minimum front or exterior side yard;
- .3 On lots equal to or greater than 11.4 metres but less than 12.5 metres in width, the maximum cumulative garage door width for an attached garage shall be 5.05 metres;
- .4 On corner lots equal to or greater than 14 metres in width, the maximum cumulative garage door width for an attached garage shall not exceed 60 percent of the width of the dwelling;
- .5 Garage Control: On lots equal to or greater than 14 metres in width, the maximum interior garage width shall be 6.1 metres;
- .6 The minimum building setback to a day-lighting triangle/rounding: 1.2 metres;
- .7 Temporary sales offices shall be permitted;
- .8 Notwithstanding any other provision to the contrary, dwelling units used as a model home for display purposes, which may or may not include a sales office within said dwelling units, shall be permitted;
- .9 A parking lot for a temporary sales office shall be permitted;
- .10 A parking lot for dwelling units used as a model home for display purposes, with or without a sales office within said dwelling units, shall be permitted; and,
- .11 For the purposes of this section, the Maximum Building Height shall be 11.6 metres and Building Height shall mean the vertical distance measured from the average finish grade level at the front elevation to:
 - .a In the case of a flat roof, the highest point of the roof surface,
 - .b In the case of a mansard roof, the deck line, or ~~ii~~
 - .c In the case of a peaked, gabled, hip or gambrel roof, the mean height level between eaves and ridge.

12.2431 Exception 2431

12.2431.1 The lands shall only be used for the following purposes:

- .1 Shall only be used for the purposes permitted in a **RIERIA zone**;

Formatted: Highlight

12.2431.2 The lands shall be subject to the following requirements and restrictions:

- .1 A balcony or porch with or without a cold cellar, may project into the minimum front yard or exterior side yard by a maximum of 1.8 metres provided the balcony or porch, with or without cold cellar is located no closer than 1.2 metres from a daylighting triangle; eaves and cornices may project an additional 0.6 metres into the minimum front or exterior side yard;
- .2 Bay windows and box-out windows, with or without foundations, may project a maximum of 1.0 metre into the minimum required front, rear and exterior side yard, eaves and cornices may project an additional 0.6 metres into the minimum front or exterior side yard;
- .3 The minimum building setback to a daylighting triangle/rounding: 1.2 metres;
- .4 Notwithstanding **section 13.4.2(j)(5)** of the by-law, lots having a minimum lot width of 18.0 metres shall be permitted to have a 3-car garage facing the street provided that no more than 2 abutting lots facing a street have a 3-car garage and that the related driveways of those 2 lots are not paired together, all in accordance with the approved Architectural Guidelines for the community. The maximum interior garage width for the 3-car garages shall be 9.0 metres;
- .5 Notwithstanding **section 13.4.2(j)(3)** of the by-law, dwellings containing a 3 car garage shall have a maximum individual garage door width of 2.5 metres, up to a maximum cumulative garage door width of 7.5 metres where the garage door faces a front lot line;
- .6 Temporary sales offices shall be permitted;
- .7 Notwithstanding any other provision to the contrary, dwelling units used as a model home for display purposes, which may or may not include a sales office within said dwelling units, shall be permitted;
- .8 A parking lot for a temporary sales office shall be permitted; and,
- .9 A parking lot for dwelling units used as a model home for display purposes, with or without a sales office within said dwelling units, shall be permitted.

Formatted: Highlight

Formatted: Highlight

12.2434 Exception 2434

12.2434.1 The lands shall only be used for the following purposes:

- .1 Shall only be used for the purposes permitted in a **R2, R1A, R1R2D-zone;**

Formatted: Highlight

12.2434.2 The lands shall be subject to the following requirements and restrictions:

- .1 A balcony or porch with or without a cold cellar, may project into the minimum front yard or exterior side yard by a maximum of 1.8 metres provided the balcony or porch, with or without cold cellar is located no closer than 1.2 metres from a daylighting triangle; eaves and cornices may project an additional 0.6 metres into the minimum front or exterior side yard;
- .2 Bay windows and box-out windows, with or without foundations, may project a maximum of 1.0 metre into the minimum required front, rear and exterior side yard, eaves and cornices may project an additional 0.6 metres into the minimum front or exterior side yard;
- .3 The maximum cumulative garage door width shall be 3.1 metres if the lot width for the dwelling unit is less than 8.2 metres;
- .4 The minimum building setback to a day-lighting triangle/rounding: 1.2 metres; and,
- .5 For the purposes of this section, the Maximum Building Height shall be 11.6 metres and Building Height shall mean the vertical distance measured from the average finish grade level at the front elevation to:
- .a In the case of a flat roof, the highest point of the roof surface,
 - .b In the case of a mansard roof, the deck line, or
 - .c In the case of a peaked, gabled, hip or gambrel roof, the mean height level between eaves and ridge.

12.2435 Exception —2435

12.2435.1 The lands shall only be used for the following purposes:

- .1 Shall only be used for the purposes permitted in a **R3C-R2 zone** and an Open Space Zone

Formatted: Highlight

12.2435.2 The lands shall be subject to the following requirements and restrictions:

- .1 for those uses permitted in a **OS zone**, the requirements and restrictions as set out in a **OS zone**; and,
- .2 for those uses permitted in a **R3C-R2 zone**, shall be subject to the following requirements and restrictions:
- .3 Minimum Yard Setback for a Principal Building:
- .a The rear wall of a dwelling unit shall be 6.0 metres to a lot line zoned in the same zoning category, 1.2 metres to a common amenity area, 4.5 metres to Financial Drive, and 7.0 metres in all other instances;
- .b A balcony or porch with or without cold cellar, may project into the yard abutting Financial Drive by a maximum of 1.8 metres, provided the balcony or porch, with or without cold cellar is located no closer than 1.2 metres from a daylighting triangle; eaves and cornices may project an additional 0.6 metres into the minimum front or exterior side yard; and,
- .c Bay windows and box-out windows, with or without foundations, may project a maximum of 1.0 metre into the yard abutting Financial Drive, eaves and cornices may project an additional 0.6 metres into the yard abutting Financial Drive; i
- .4 Minimum Landscaped Open Space, except at approved access locations:
- .a 4.5 metres in width along a lot line abutting a public street or a daylight or visibility triangle; and,
- .b Notwithstanding **Section-Exception 2435.2.b)ii)** to the contrary, encroachments permitted within **Section 6.13** and **Section-Exception 2435.2** of this zone are allowed to encroach into the minimum landscaped open space area;
- .5 Notwithstanding **Section 6.10(a)** a transformer may be located no less than 3.0 metres from a public road right-of-way, and 1.5 metres to any other zone category, and may be further reduced to 0 metres where a transformer abuts a private road or a residential lot line internal to the zone category; and,
- .6 For the purposes of this section, the Maximum Building Height shall be 12.5 metres and Building Height shall mean the vertical distance measured from the average finish grade level at the front elevation to:
- .a In the case of a flat roof, the highest point of the roof surface,

Formatted: Highlight

Formatted: Highlight

Formatted: Highlight

Formatted: Highlight

Formatted: Highlight

Formatted: Highlight

Formatted: Highlight

Exception Zones

- .b In the case of a mansard roof, the deck line, or
- .c In the case of a peaked, gabled, hip or gambrel roof, the mean height level between eaves and ridge.

12.2436 Exception 2436

12.2436.1 The lands shall only be used for the following purposes:

- .1 Street Townhouse Dwellings; and,
- .2 Rear Lane Townhouse Dwellings;

12.2436.2 The lands shall be subject to the following requirements and restrictions:

- .3 Street Townhouse dwellings within **R3DR2 zone 6.0-2436-1(a)** shall be subject to the following requirements and restrictions:
 - .a Minimum Exterior Side Yard Width:
 - .i 2.0 metres to a public laneway; and,
 - .ii 3.0 metres to other public roads;
 - .b Minimum Interior Side Yard Width:
 - .i 1.2 metres; and,
 - .ii 0.0 metres abutting a side lot line that coincides with a shared common wall between two dwellings;
 - .iii Minimum Rear Yard Depth: 6.0m;
 - .c The minimum building setback to a day-lighting triangle/rounding: 1.2 metres;
 - .d Minimum Landscape Open Space: The entire yard areas shall be landscaped open space other than a driveway, an encroachment, a sidewalk or an accessory building permitted by this by-law;
 - .e A balcony or porch with or without a cold cellar, may project into the minimum front yard or exterior side yard by a maximum of 1.8 metres provided the balcony or porch, with or without cold cellar is located no closer than 1.2 metres from a daylighting triangle; eaves and cornices may project an additional 0.6 metres into the minimum front or exterior side yard;
 - .f Bay windows and box-out windows, with or without foundations, may project a maximum of 1.0 metre into the minimum required front, rear and exterior side yard, eaves and cornices may project an additional 0.6 metres into the minimum front or exterior side yard;
 - .g Notwithstanding **Section 16.9.2(d)**, no minimum dwelling unit width required; and,
 - .h For the purposes of this section, the Maximum Building Height shall be 12.5 metres and Building Height shall mean the vertical distance measured from the average finish grade level at the front elevation to:
 - .i In the case of a flat roof, the highest point of the roof surface,

Formatted: Highlight

- .j In the case of a mansard roof, the deck line, or
- .k In the case of a peaked, gabled, hip or gambrel roof, the mean height level between eaves and ridge.

.4 Rear Lane Townhouse dwellings within **R3DR2 zone 6.0-2436.1(b)** shall be subject to the following requirements and restrictions:

- .a Minimum Lot Width:
 - .i Interior Lot – 6.0 metres;
 - .ii Corner Lot – 7.8 metres; and,
 - .iii End Lot – 7.2 metres;
- .b Minimum Lot Area per dwelling unit:
 - .i Interior Lot – 108 square metres;
 - .ii Corner Lot – 140 square metres; and,
 - .iii End Lot – 129 square metres;
- .c Minimum Lot Depth: 18.0 metres;
- .d Minimum Front Yard Depth: 3.0 metres;
- .e Minimum Exterior Side Yard:
 - .i 3.0 metres;
 - .ii 2.0 metres where the exterior side yard abuts a public or private lane;
 - .iii the main wall of a dwelling may encroach into the exterior side yard to within 1.0 metres of a daylight rounding/triangle;
 - .iv a porch and/or balcony with or without foundation or cold cellar and chimney may encroach 2.0 metres into the minimum exterior side yard;
 - .v a porch and/or balcony with or without foundation or cold cellar including eaves and cornices may encroach into the exterior side yard to within 1.2 metres of a daylight rounding/ triangle;
 - .vi a bay window, bow window or box window with or without foundation and a porch or cold cellar including eaves and cornices may encroach into the exterior side yard to within 1.2 metres of a daylight rounding/triangle;
 - .vii a bay window, bow window or box window with or without foundation or cold cellar may encroach 1.0 metres into the minimum exterior side yard; and,
 - .viii for corner lots with a 2.0 metres exterior side yard adjacent to a lane, the maximum encroachment of any type into an exterior side yard shall be 0.5 metres;

Exception Zones

- .f Minimum Rear Yard: No minimum rear yard depth shall apply, except when a garage door is accessed by a rear lane, then the minimum setback to a garage door is 1.0m metres;
- .g Minimum Interior Side Yard:
 - .i 1.2 metres, and 0.0 metres when abutting side lot line coincides with a common wall between two dwellings;
 - .ii 0.5 metres to a detached garage;
 - .iii 0.0 metres when abutting side lot line coincides with a common wall between two garages;
 - .iv 0.6 metres to an accessory building, except for a detached garage; and,
 - .v a bay window, bow window, or box window with or without foundation or cold cellar may project into the interior side yard by a maximum of 0.5 metres;
- .h Notwithstanding **Section 16.9.2(d)**, no minimum dwelling unit width required;
- .i Minimum Landscaped Open Space:
- .j The entire yard areas shall be landscaped open space other than an encroachment, a sidewalk, a driveway or an accessory building permitted by this by-law;
- .k Minimum Amenity Area: 7.0 square metres shall be provided on a balcony or uncovered terrace on the second or third floor;
- .l The following provisions apply to garages:
 - .i a garage door width shall not exceed the width of any unit or main wall of a dwelling; and,
 - .ii notwithstanding **Section 10.4.1.(g)** a detached garage may exceed 24 square metres;
- .m The following shall apply to a bay, bow or box window:
 - .i Notwithstanding **Section 6.13 Table 6.13.A** the maximum width of a bay, bow or box window with or without foundation shall be 4.5 metres;
 - .ii Notwithstanding **Section 6.13 Table 6.13.A** the maximum depth of a bay, bow or box window with or without foundation shall be 1.0 metres;
 - .iii A bay, bow or box window with a maximum depth of 0.6 metres does not need to contain side windows; and,
 - .iv A bay, bow or box window with a depth greater than 0.6 metres up to a maximum depth of 1.0 metres does need to contain side windows;
- .n Notwithstanding **Section 6.13 Table 6.13.A** a porch, balcony and deck is permitted in the interior side yard;
- .o Notwithstanding **Section 10.13.2** front to rear yard pedestrian access through the dwelling unit does not need to be provided;

Formatted: Highlight

Formatted: Highlight

Formatted: Highlight

Formatted: Highlight

Formatted: Highlight

Formatted: Highlight

Exception Zones

- .p **Section 10.13.3** shall not apply;
- .q Notwithstanding **Section 10.9.1B.1** the following shall apply: the minimum driveway width shall be 2.75 metres and the maximum width of the driveway shall not exceed the width of any unit;
- .r **Section 10.12** shall not apply;
- .s Air conditioning units are permitted to be located on a balcony or uncovered terrace;
- .t Notwithstanding **Section 10.9.1.B.4** the minimum permeable surface areas shall not apply;
- .u For the purposes of this zone, a public / private lane is deemed to be a street for zoning purposes;
- .v For the purpose of this zone, the rear lot line is deemed to be the lot line abutting a public / private lane; and,
- .w For the purposes of this section, the Maximum Building Height shall be 12.5 metres and Building Height shall mean the vertical distance measured from the average finish grade level at the front elevation to:
 - .i In the case of a flat roof, the highest point of the roof surface,
 - .ii In the case of a mansard roof, the deck line, or
 - .iii In the case of a peaked, gabled, hip or gambrel roof, the mean height level between eaves and ridge.

Formatted: Highlight

Formatted: Highlight

Formatted: Highlight

Formatted: Highlight

12.2437 Exception 2437

12.2437.1 The lands shall only be used for the following purposes:

either:

- .1 a public or private school;
- .2 a day nursery;
- .3 a park, playground or recreation facility operated by a public authority; and,
- .4 purposes accessory to the other permitted purposes;

or:

- .1 a **R1ER1A, R1-10.4-2427** zone;
- .2 a **R1FR1-10.4-2428** zone;
- .3 a **R1ER1A, R1-11.6-2429** zone;
- .4 a **R1FR1A, R1-11.4-2430** zone;
- .5 a **R2, R1A, R1R2D-7.3-2434** zone;
- .6 a **R3DR2-6.0-2436** zone; and,
- .7 a park, playground or recreation facility operated by a public authority;

Formatted: Highlight

Formatted: Highlight

Formatted: Highlight

Formatted: Highlight

Formatted: Highlight

Formatted: Highlight

12.2437.2 The lands shall be subject to the following requirements and restrictions:

- .1 for those uses permitted in a **R1ER1A, R1-10.4-2427** zone, the requirements and restrictions as set out in a **R1ER1A, R1-10.4-2427** zone;
- .2 for those uses permitted in a **R1FR1-10.4-2428** zone, the requirements and restrictions as set out in a **R1FR1-10.4-2428** zone;
- .3 for those uses permitted in a **R1ER1A, R1-11.6-2429** zone, the requirements and restrictions as set out in a **R1ER1A, R1-11.6-2429** zone;
- .4 for those uses permitted in a **R1A, R1R1F-11.4-2430** zone, the requirements and restrictions as set out in a **R1A, R1R1F-11.6-2430** zone;
- .5 for those uses permitted in a **R2, R1A, R1R2D-7.3-2434** zone, the requirements and restrictions as set out in a **R2, R1A, R1R2D-7.3-2434** zone; and,
- .6 for those uses permitted in a **R2R3D-6.0-2436** zone, the requirements and restrictions as set out in a **R2R3D-2436** zone.

Formatted: Highlight

Formatted: Highlight

Formatted: Highlight

Formatted: Highlight

Formatted: Highlight

Formatted: Highlight

Formatted: Highlight

Formatted: Highlight

Formatted: Highlight

12.2437.3 for the purposes of ~~section-exception~~ 2437:

- .1 shall also be subject to the requirements and restrictions relating to the **11 zone**, and all the general provisions of this by-law which are not in conflict with the ones set out in ~~section exception~~ **12.2437.2**.

Formatted: Highlight

Formatted: Highlight

12. ~~Section No. 2438~~ Exception ~~Section No. 2438~~

12. ~~Section No. 2438.1~~ The lands shall be subject to the following while the H is in place for the subject lands for the following purposes:

- .1 A religious institution;
- .2 A public or private school;
- .3 A day nursery;
- .4 A park, playground or recreation facility operated by a public authority; and,
- .5 Purposes accessory to the other permitted purposes;

12. ~~Section No. 2438.2~~ The lands shall be subject to the following requirements and restrictions:

- .1 Front Yard Depth:
 - .a Minimum 4.5 metres; and,
 - .b Maximum 18.0 metres;
- .2 Side Yard Width:
 - .a Minimum 4.5 metres; and,
 - .b Maximum 18.0 metres;
- .3 Minimum Rear Yard Depth:
 - .a 7.5 metres, or half of the height of the building, whichever is greater;
- .4 Maximum Building Height: 3 Storeys;
- .5 Maximum Lot Coverage: 33 %;
- .6 Minimum Landscaped Open Space:
 - .a 6.0 metres along a public road, except at approved driveway accesses, and which may be reduced to 4.5 metres when the area between a building and property limit are landscaped for and not used for parking and/or driveway purposes;
- .7 The holding symbol shall only be removed after five years from the date of assumption of the plan of subdivision (File 21T-06024B), or phase thereof;
- .8 Notwithstanding **12.2438.21(7e)**, the holding symbol shall only be removed after five years from the date of registration of the plan of subdivision (File 21T-06024B), or phase thereof, provided that the following occurs:
 - .a The applicant provides justification to the City that demonstrates how residential development can be accommodated on the site, including but not limited to the provision

Formatted: Highlight

Formatted: Highlight

Exception Zones

for any public roads required to accommodate the alternative use, in conformity with all City standards and guidelines; and,

- ~~b~~ The Chief of Planning and Infrastructure Services deems that the site is no longer required for a Place of Worship, in consultation with the Brampton Faith Coalition.

~~e.b~~

12. ~~Section No.~~ 2438.3 for the purposes of ~~section Section~~ Exception No.2438:

- .1 Once the Holding (H) symbol has been lifted, the lands designated **1 – 2438** can be used for those purposes, requirements and restrictions permitted in:

Formatted: Highlight

- .a a **R1ER1A, R1-10.4** 2427 zone;

Formatted: Highlight

- .b a **R1FR1-10.4** 2428 zone;

Formatted: Highlight

- .c a **R1ER1A, R1-11.6** 2429 zone;

Formatted: Highlight

- .d a **R1A, R1R1F-11.4** 2430 zone;

- .e a **R2DR2, R1A, R1-7.3** 2434 zone;

Formatted: Highlight

- .f a **R3DR2-6.0** 2436 zone; and,

Formatted: Highlight

- .g a **R3CR2** 2435 zone.

Formatted: Highlight

12.2439 Exception 2439

12.2439.1 The lands shall only be used for the following purposes:

- .1 Those uses permitted in a **C1-1C zone**; and,
- .2 Commercial, Technical or Recreational School;

Formatted: Highlight

12.2439.2 The lands shall be subject to the following requirements and restrictions:

- .1 Minimum Front Yard: 4.5 metres;
- .2 Minimum Exterior Side Yard Depth: 4.5 metres;
- .3 Minimum Landscaped Open Space: 6.0 metres along Heritage Road, Lionhead Golf Club Road, and Financial Drive, except at approved driveway accesses, and which may be reduced to 4.5 metres when the area between a building and property limit are landscaped and not used for parking and/or driveway purposes;
- .4 A drive through facility shall not be permitted; and,
- .5 For the purpose of this zone, the lot line abutting Heritage Road shall be deemed the front lot line.

12.2440 Exception 2440

12.2440.1 The lands shall only be used for the uses permitted in a ~~C2-GC~~ zone in addition to the following purposes:

- .1 Only in conjunction with a service station or gas bar, a motor vehicle washing establishment;
- .2 Only in conjunction with a Supermarket and a Garden Centre Sales Establishment, a seasonal garden centre sales establishment; and,
- .3 A day nursery.

12.2440.2 The lands shall be subject to the following requirements and restrictions:

- .1 Minimum Front Yard Depth: 4.5 metres;
- .2 Minimum Exterior Side Yard Width: 4.5 metres;
- .3 Minimum Rear Yard Depth: 4.5 metres, except that where a rear yard abuts a Residential zone, the minimum rear yard shall be 7.5 metres;
- .4 Maximum Total Gross Floor Area: 20,000 m²;
- .5 A day nursery shall only be permitted within an end unit of a building;
- .6 A seasonal garden centre sales establishment shall be permitted to have outdoor areas for the display and sales of goods and products in association with a supermarket and a Garden Centre Sales Establishment, subject to the following:
 - .a Shall not be permitted on required parking spaces or landscaped areas; and,
 - .b Notwithstanding 2440.2.6^(ia), shall be permitted within required parking areas from April 1st to September 30th and shall be restricted to a maximum size of 929 square metres for each of the Supermarket and Garden Centre Sales Establishment uses;
- .7 A gas bar shall not have direct frontage on Mississauga Road and shall be setback a minimum of 30 metres from the Mississauga Road right-of-way;
- .8 A drive through facility shall not be permitted;
- .9 Minimum Landscaped Open Space: 6.0 metres along Mississauga Road, Lionhead Golf Club Road, and Financial Drive, except at approved driveway accesses, and which may be reduced to 4.5 metres when the area between a building and property limit are exclusively landscaped and not used for parking and/or driveway purposes;
- .10 For the purpose of this section, the lands zoned ~~C2-GC~~ Section-Exception 2440 shall be treated as a single lot for zoning purposes; and,
- .11 For the purpose of this zone, the lot line abutting Mississauga Road shall be deemed the front lot line.

Formatted: Highlight

Formatted: Highlight

Formatted: Highlight

Formatted: Highlight

12.2441 Exception 2441

12.2441.1 The lands shall only be used for the following purposes:

- .1 Those uses permitted in a **SC-LC zone**; and,
- .2 A Commercial, Technical or Recreational School;

12.2441.2 The lands shall be subject to the following requirements and restrictions:

- .1 Minimum Front Yard Depth: 4.5 metres
- .2 Minimum Exterior Side Yard Width: 4.5 metres
- .3 Minimum Rear Yard Depth: 3.0 metres
- .4 Minimum Landscaped Open Space:
 - .a 6.0 metres along Mississauga Road and Lionhead Golf Club
 - .b Road, except at approved driveway accesses, and which may be reduced to 4.5 metres when the area between a building and property limit are landscaped for and not used for parking and/or driveway purposes;
 - .c 9.0 metres abutting lands zoned Agricultural; and,
 - .d 3 metres along all other property limits;
- .5 A drive through facility shall not be permitted;
- .6 For the purposes of this zone, the lot line abutting Lionhead Golf Club Road shall be deemed the front lot line; and,
- .7 For the purposes of this section, the lands zoned **SC-LC, Section 2441** shall be treated as a single lot for zoning purposes.

Formatted: Highlight

12. 2442 Exception 2442

12.2442.1 The lands shall only be used for the following purposes:

- .1 Shall only be used for those purposes permitted in an **Open Space zone**;

Formatted: Highlight

12. 2442.2 for the purposes of section 2442:

- .1 Once the Holding (H) symbol has been lifted, the lands designated **OS-11 – 2442** can be used for those purposes, requirements and restrictions permitted in:

Formatted: Highlight

- .a a **R1ER1A, R1-10.4-2427 zone**;

Formatted: Highlight

- .b a **R1FR1-10.4-2428 zone**;

Formatted: Highlight

- .c a **R1ER1A, R1-11.6-2429 zone**;

Formatted: Highlight

- .d a **R1FR1A, R1-11.4 -2430 zone**;

Formatted: Highlight

- .e a **R2DR2-7.3-2434 zone**; and,

Formatted: Highlight

- a **R3DR2-6.0-2436 zone**.

Formatted: Highlight

12. 2442.3 The Holding (H)

- .1 The holding symbol shall only be removed after the Chief of Planning and Infrastructure Services has deemed these lands to be surplus in accordance with City policy;

12.2445 Exception 2445

12.2445.1 The lands shall only be used for the following purposes:

- .1 commercial school.
- .2 shall not be used for the following purposes:
 - .a convenience restaurant

12.2445.2 The lands shall be subject to the following requirements and restrictions:

- .1 for the purposes of this by-law, Castlemore Road Daylight Triangle will be considered to be the front lot line,
- .2 minimum lot width: 17 metres,
- .3 minimum front yard depth: 1.5 metres,
- .4 minimum interior side yard width: 0 metres,
- .5 minimum exterior side yard width: 1.5 metres,
- .6 minimum rear yard depth: 25 metres,
- .7 minimum setback from the established daylight triangle: 1.5 metres,
- .8 minimum landscaped area: 1.5 metres along Castlemore Road and The Gore Road frontages, except at approved access locations; and 3 metres along the rear property line,
- .9 minimum and maximum building height: two storeys,
- .10 drive through facility will not be permitted

12.2446 Exception 2446

12.2446.1 The lands shall only be used for the following purposes:

- .1 “Skylight Apartment Dwellings”

12.2446.2 The lands shall be subject to the following requirements and restrictions:

- .1 Maximum Number of Dwelling Units – 333;
- .2 Minimum Lot Width- No requirement;
- .3 Minimum Front Yard Depth – 4.5 metres;
- .4 Minimum Side Yard Depth – 4.5 metres;
- .5 Minimum Rear Yard Depth – 4.5 metres;
- .6 Maximum Building Height – 11.0 metres;
- .7 Maximum Lot Coverage – 40%;
- .8 Minimum Landscape Open Space – 35%;
- .9 Minimum Landscape Buffer Requirements:
 - .a 3 metres along the Sandalwood Parkway frontage
 - .b 5 metres along the Sunny Meadow Boulevard frontage
- .10 Minimum Parking Requirements:
 - .a 1 Bedroom dwelling unit – 1.2 spaces per dwelling unit;
 - .b 2 Bedroom dwelling unit – 1.4 spaces per dwelling unit;
 - .c 3 Bedroom dwelling unit – 1.5 spaces per dwelling unit;
 - .d Visitor – 0.2 spaces per dwelling unit.
- .11 The sale of pre-build dwelling units shall be permitted;
- .12 Temporary signage, in the form of A-frames, banners, or similar signage, for the purposes of advertising the sale of dwelling units, shall be permitted;
- .13 For the purposes of this section, a Skylight Apartment Dwelling shall mean a building where each dwelling unit has an independent entrance from the outside at ground level or at the first storey above ground level, but is not a townhouse.

12. 2448 Exception 2448

12.2448.1 The lands shall only be used for the following purposes:

- .1 Shall only be used for the purposes permitted in a **R1ER1A, R1-9.0** zone;

12. 2448.2 The lands shall be subject to the following requirements and restrictions:

- .2 Minimum Lot Area:
 - .a Interior Lot – 225.0 square metres;
 - .b Corner Lot – 255.0 square metres;
- .3 Minimum Lot Width:
 - .a Interior Lot – 9.0 metres;
 - .b Corner Lot – 10.8 metres;
- .4 Minimum Lot Depth: 25.0 metres;
- .5 Minimum Front Yard Depth:
 - .a 3.0 metres;
 - .b 5.5 metres to a garage door facing the front lot line;
 - .c 4.5 metres to the front of a garage from a daylight rounding/triangle;
 - .d The main wall of a dwelling may encroach into the front yard to within 1.0 metres of a daylight rounding/triangle;
 - .e A porch and/or balcony with or without foundation or cold cellar may encroach 2.0 metres into the minimum front yard;
 - .f A porch and/or balcony with or without foundation or cold cellar including eaves and cornices may encroach into the front yard to within 0.0 metres of a daylight rounding/triangle
 - .g A bay window, bow window or box window with or without foundation or cold cellar may encroach 1.0 metres into the minimum front yard;
 - .h A bay window, bow window or box window with or without foundation or cold cellar including eaves and cornices may
 - .i encroach into the front yard to within 0.0 metres of a daylight rounding/triangle; and
 - .j 5.5 metres to one garage and 1.0 metres to the second garage for a staggered two car garage on lots 11.0m and greater;
- .6 Minimum Exterior Side Yard:

Exception Zones

- .a 3.0 metres;
- .b 1.2 metres where the exterior side yard abuts a public or private lane;
- .c 5.5 metres to a garage door facing the exterior side yard for corner lots 11.0 metres or greater;
- .d The main wall of a dwelling may encroach into the exterior side yard to within 1.0 metres of a daylight rounding/triangle;
- .e A porch and/or balcony with or without foundation or cold cellar and chimney may encroach 2.0 metres into the minimum exterior side yard;
- .f A porch and/or balcony with or without foundation or cold cellar including eaves and cornices may encroach into the exterior side yard to within 0.0 metres of a daylight rounding/triangle
- .g A bay window, bow window or box window with or without foundation and a porch or cold cellar including eaves and cornices may encroach into the exterior side yard to within 0.0 metres of a daylight rounding/triangle;
- .h A bay window, bow window or box window with or without foundation or cold cellar may encroach 1.0 metres into the minimum exterior side yard; and
- .i For corner lots with a 1.2 metres exterior side yard adjacent to a lane, the maximum encroachment of any type into an exterior side yard shall be 0.5 metres;
- .j Minimum Rear Yard Setback:
- .k 6.0 metres for an interior lot;
- .l 3.0 metres for a corner lot provided that not less than 50% of the unit width is setback 6.0 metres from the rear lot line;
- .m 3.5 metres to a walkout balcony or uncovered terrace on the second storey, or wood deck off the main floor;
- .n 0.6 metres to an accessory building and/or to the side wall of a garage, where access to the garage is from the exterior side yard for lots greater than 11.0 metres;
- .o 4.5 metres for open roofed porches and or uncovered terraces not exceeding one storey; and
- .p A bay window, bow window or box window with or without foundation and a porch or cold cellar may encroach 1.0 metres into the minimum rear yard;
- .7 Minimum Interior Side Yard:
 - .a 1.2 metres on one side and 0.6 metres on the other side provided that the combined total for interior each lot is 1.8 metres;
 - .b Interior side yards between two lots can be paired at 0.6 metres per paired lots, and or 1.2 metres and 0.6 metres per paired lots and or at 1.2 metres and 1.2 metres per paired lots;

Exception Zones

- .c 1.2 metres where the side yard abuts a public walkway or a non-residential zone;
- .d 0.6 metres for a corner lot abutting another interior lot with a side yard of 0.6 metres, for a total of 1.2 metres between buildings;
- .e 0.3 metres to a porch and or balcony with or without foundation or cold cellar;
- .f 0.6 metres to an accessory building; and
- .g 0.7 metres to a bay, bow, or box window with or without foundation or cold cellar;
- .8 Maximum Building Height – 11.0 metres
- .9 Minimum Landscaped Open Space:
 - .a Those portions of all yards not occupied by permitted structures, accessory structures, permitted encroachments and permitted driveway shall consist of landscaped Open Space;
- .10 No garage shall project more than 1.5 metres beyond the porch or front wall of a dwelling;
- .11 The following provisions shall apply to garages:
 - .a The maximum cumulative garage door width for lots, with a lot width less than 10.4 metres shall be 3.7 metres;
 - .b The maximum cumulative garage door width for lots, with a lot width equal to or greater than 10.4 metres but less than 11.0 metres shall be 4.6 metres;
 - .c The maximum cumulative garage door width for lots, with a lot width equal to or greater than 11.0 metres but less than 12.5 metres shall be 5.0 metres;
 - .d The maximum cumulative garage door width for lots, with a lot width equal to or greater than 12.5 metres but less than 14.0 metres shall be 5.5 metres;
 - .e For lots greater than 14.0 metres wide the maximum cumulative interior garage width shall be 6.4 metres or 50% of the dwelling unit width whichever is greater;
 - .f A two bay garage shall be permitted on a corner lot when accessed from the front yard for lots 11.0 metres or greater;
 - .g A three bay garage shall be permitted on a corner lot when accessed from the exterior side yard for corner lots greater than 11.0 metres;
 - .h The garage door width may be widened by an extra 0.6 metres if the front of the garage projects 2.5 metres or less beyond the ground floor main entrance of the dwelling unit;
 - .i The garage door width restriction does not apply to a garage door facing the exterior lot line; and
 - .j The interior garage width, as calculated 3.0 metres from the garage opening shall be a maximum 0.9 metres greater than the maximum cumulative garage door width permitted on the lot, except for a staggered two car garage, the maximum interior garage width shall be 6.2 metres;

Exception Zones

- .12 Notwithstanding **Section 13.5.2.j.2** a garage may face the flankage lot line; **Formatted: Highlight**
- .13 The following shall apply to a bay, bow or box window:
- .a Notwithstanding **Section 6.13 Table 6.13.A** the maximum width of a bay, bow or box window with or without foundation shall be 4.5 metres; **Formatted: Highlight**
- .b Notwithstanding **Section 6.13 Table 6.13.A** the maximum depth of a bay, bow or box window with or without foundation shall be 1.0 metres; **Formatted: Highlight**
- .c A bay, bow or box window with a maximum depth of 0.6 metres does not need to contain side windows; and
- .d A bay, bow or box window with a depth greater than 0.6 metres up to a maximum depth of 1.0 metres does need to contain side windows;
- .14 Notwithstanding **Section 6.13 Table 6.13.A** a porch, balcony and deck is permitted in the interior side yard; **Formatted: Highlight**
- .15 Notwithstanding **Section 10.9.1B.1** the following shall apply; **Formatted: Highlight**
- .a The minimum driveway width shall be 2.75 metres;
- .16 The driveway width shall not exceed the exterior width of the garage;
- .17 Notwithstanding **Section 10.12** the following shall apply: **Formatted: Highlight**
- .a The minimum distance measured along a lot line between a driveway and the actual or projected point of intersection of two streets shall be 3.5 metres;

12.2448.3 for the purposes of ~~section~~ Exception 2448:

- .18 Shall also be subject to the requirements and restrictions relating to the **R1FR1A, R1-9.0** zone and all the general provisions of this by-law, which are not in conflict with those set out in **Section Exception 12 2448.2**.

12.2449 Exception 2449

12.2449.1 The lands shall be subject to the following requirements and restrictions:

- .1 Shall only be used for the purposes permitted in a **R1ER1-9.0** zone;

12.2449.2 The lands shall be subject to the following requirements and restrictions:

- .1 Minimum Lot Area: Interior Lot – 225.0 square metres; Corner Lot – 255.0 square metres;
- .2 Minimum Lot Width: Interior Lot – 9.0 metres; Corner Lot – 10.8 metres;
- .3 Minimum Lot Depth: No minimum requirement;
- .4 Minimum Front Yard Depth:
 - .a 3.0 metres;
 - .b 5.5 metres to a garage door facing the front lot line;
 - .c 4.5 metres to the front of a garage from a daylight rounding/triangle;
 - .d The main wall of a dwelling may encroach into the front yard to within 1.0 metres of a daylight rounding/triangle;
 - .e A porch and/or balcony with or without foundation or cold cellar may encroach 2.0 metres into the minimum front yard;
 - .f A porch and/or balcony with or without foundation or cold cellar including eaves and cornices may encroach into the front yard to within 0.0 metres of a daylight rounding/triangle
 - .g A bay window, bow window or box window with or without foundation or cold cellar may encroach 1.0 metres into the minimum front yard; **Page 2 of 5**
 - .h A bay window, bow window or box window with or without foundation or cold cellar including eaves and cornices may encroach into the front yard to within 0.0 metres of a daylight rounding/triangle; and
 - .i 5.5 metres to one garage and 1.0 metres to the second garage for a staggered two car garage on lots 11.0m and greater;
- .5 Minimum Exterior Side Yard:
 - .a 3.0 metres;
 - .b 1.2 metres where the exterior side yard abuts a public or private lane;
 - .c 5.5 metres to a garage door facing the exterior side yard for corner lots 11.0 metres or greater;

Exception Zones

- .d The main wall of a dwelling may encroach into the exterior side yard to within 1.0 metres of a daylight rounding/triangle;
- .e A porch and/or balcony with or without foundation or cold cellar and chimney may encroach 2.0 metres into the minimum exterior side yard;
- .f A porch and/or balcony with or without foundation or cold cellar including eaves and cornices may encroach into the exterior side yard to within 0.0 metres of a daylight rounding/triangle
- .g A bay window, bow window or box window with or without foundation and a porch or cold cellar including eaves and cornices may encroach into the exterior side yard to within 0.0 metres of a daylight rounding/triangle;
- .h A bay window, bow window or box window with or without foundation or cold cellar may encroach 1.0 metres into the minimum exterior side yard; and
- .i For corner lots with a 1.2 metres exterior side yard adjacent to a lane, the maximum encroachment of any type into an exterior side yard shall be 0.5 metres;

.6 Minimum Rear Yard Setback:

- .a 3.0 metres for an interior lot;
- .b 3.0 metres for a corner lot;
- .c 1.5 metres to a rear yard for a walkout balcony or uncovered terrace on the second storey, or wood deck off the main floor, or an open roofed porch and or uncovered terrace not exceeding one storey; ~~Page 3 of 5~~
- .d 0.6 metres to an accessory building and/or to the side wall of a garage, where access to the garage is from the exterior side yard for lots greater than 11.0 metres; and
- .e A bay window, bow window or box window with or without foundation and a porch or cold cellar may encroach 1.0 metre into the minimum rear yard;

.7 Minimum Interior Side Yard:

- .a 1.2 metres on one side and 0.6 metres on the other side provided that the combined total for interior each lot is 1.8 metres;
- .b Interior side yards between two lots can be paired at 0.6 metres per paired lots, and or 1.2 metres and 0.6 metres per paired lots and or at 1.2 metres and 1.2 metres per paired lots;
- .c 1.2 metres where the side yard abuts a public walkway or a non-residential zone;
- .d 0.6 metres for a corner lot abutting another interior lot with a side yard of 0.6 metres, for a total of 1.2 metres between buildings;
- .e 0.3 metres to a porch and or balcony with or without foundation or cold cellar;
- .f 0.6 metres to an accessory building; and

Exception Zones

- .g 0.7 metres to a bay, bow, or box window with or without foundation or cold cellar;
- .8 Maximum Building Height – 11.0 metres
- .9 Minimum Landscaped Open Space:
 - .a Those portions of all yards not occupied by permitted structures, accessory structures, permitted encroachments and permitted driveway shall consist of landscaped Open Space;
- .10 No garage may project more than 1.5 metres beyond the porch or front wall of a dwelling;
- .11 The following provisions shall apply to garages:
 - .a The maximum cumulative garage door width for lots, with a lot width less than 10.4 metres shall be 3.7 metres;
 - .b The maximum cumulative garage door width for lots, with a lot width equal to or greater than 10.4 metres but less than 11.0 metres shall be 4.6 metres; **Page 4 of 5**
 - .c The maximum cumulative garage door width for lots, with a lot width equal to or greater than 11.0 metres but less than 12.5 metres shall be 5.0 metres;
 - .d The maximum cumulative garage door width for lots, with a lot width equal to or greater than 12.5 metres but less than 14.0 metres shall be 5.5 metres;
 - .e For lots greater than 14.0 metres wide the maximum cumulative interior garage width shall be 6.4 metres or 50% of the dwelling unit width whichever is greater;
 - .f A two bay garage shall be permitted on a corner lot when accessed from the front yard for lots 11.0 metres or greater;
 - .g A three bay garage shall be permitted on a corner lot when accessed from the exterior side yard for corner lots greater than 11.0 metres;
 - .h The garage door width may be widened by an extra 0.6 metres if the front of the garage projects 2.5 metres or less beyond the ground floor main entrance of the dwelling unit;
 - .i The garage door width restriction does not apply to a garage door facing the exterior lot line; and
 - .j The interior garage width, as calculated 3.0 metres from the garage opening shall be a maximum 0.9 metres greater than the maximum cumulative garage door width permitted on the lot, except for a staggered two car garage, the maximum interior garage width shall be 6.2 metres;
- .12 Notwithstanding **Section 13.5.2.j.2** a garage may face the flankage lot line;
- .13 The following shall apply to a bay, bow or box window:
 - .a Notwithstanding **Section 6.13 Table 6.13.A** the maximum width of a bay, bow or box window with or without foundation shall be 4.5 metres;

Formatted: Highlight

Formatted: Highlight

Exception Zones

- .b Notwithstanding **Section 6.13 Table 6.13.A** the maximum depth of a bay, bow or box window with or without foundation shall be 1.0 metres;
 - .c A bay, bow or box window with a maximum depth of 0.6 metres does not need to contain side windows; and
 - .d A bay, bow or box window with a depth greater than 0.6 metres up to a maximum depth of 1.0 metres does need to contain side windows; **Page 5 of 5**
- .14 Notwithstanding **Section 6.13 Table 6.13.A** a porch, balcony and deck is permitted in the interior side yard;
- .15 Notwithstanding **Section 10.9.1B.1** the following shall apply;
- .a The minimum driveway width shall be 2.75 metres;
- .16 The driveway width shall not exceed the exterior width of the garage;
- .17 60 square metres of at grade outdoor amenity space must be provided within the rear yard, and/or interior side yard and/or exterior side yard:
- .18 Notwithstanding **Section 10.12** the following shall apply:
- .a The minimum distance measured along a lot line between a driveway and the actual or projected point of intersection of two streets shall be 3.5 metres;

Formatted: Highlight

Formatted: Highlight

Formatted: Highlight

Formatted: Highlight

12.2449.3 for the purposes of ~~section~~Exception 2449.:

- .19 Shall also be subject to the requirements and restrictions relating to the **R1FR1-9.0** zone and all the general provisions of this by-law, which are not in conflict with those set out in **Section Exception 12.2449.2.**

12.2450 Exception 2450

12.2450.1 The lands shall only be used for the following purposes:

- .1 Shall only be used for the purposes permitted in a **R3ER2-5.5** zone

12.2450.2 The lands shall be subject to the following requirements and restrictions:

- .1 Minimum Lot Area:
 - .a Interior Lot – 129.0 square metres;
 - .b Corner Lot – 185.0 square metres;
 - .c End Lot – 155.0 square metres;
- .2 Minimum Lot Width:
 - .a Interior Lot – 5.5 metres;
 - .b Corner Lot – 8.5 metres;
 - .c End Lot – 6.7 metres;
- .3 Minimum Lot Depth: 23.5 metres;
- .4 Minimum Front Yard Depth:
 - .a 3.0 metres;
 - .b 5.5 metres to a garage door facing the front lot line;
 - .c 4.5 metres to the front of the garage from a daylight rounding/triangle;
 - .d The main wall of a dwelling may encroach into the front yard to within 1.0 metres of a daylight rounding/triangle;
 - .e A porch and/or balcony with or without foundation or cold cellar may encroach 2.0 metres into the minimum front yard;
 - .f A porch and/or balcony with or without foundation or cold cellar including eaves and cornices may encroach into the front yard to within 0.0 metres of a daylight rounding/triangle;
 - .g A bay window, bow window or box window with or without foundation or cold cellar may encroach 1.0 metres into the minimum front yard; and
 - .h A bay window, bow window or box window with or without foundation or cold cellar including eaves and cornices may encroach into the front yard to within 0.0 metres of a daylight rounding/triangle;
- .5 Minimum Exterior Side Yard:

Exception Zones

- .a 3.0 metres;
- .b 1.2 metres where the exterior side yard abuts a public or private lane;
- .c 5.5 metres to a garage door facing the exterior side yard for corner lots 11.0 metres or greater;
- .d The main wall of a dwelling may encroach into the exterior side yard to within 1.0 metres of a daylight rounding/triangle;
- .e A porch and/or balcony with or without foundation or cold cellar and chimney may encroach 2.0 metres into the minimum exterior side yard;
- .f A porch and/or balcony with or without foundation or cold cellar including eaves and cornices may encroach into the exterior side yard to within 0.0 metres of a daylight rounding/triangle
- .g A bay window, bow window or box window with or without foundation and a porch or cold cellar including eaves and cornices may encroach into the exterior side yard to within 0.0 metres of a daylight rounding/triangle;
- .h A bay window, bow window or box window with or without foundation or cold cellar may encroach 1.0 metres into the minimum exterior side yard; and
- .i For corner lots with a 1.2 metres exterior side yard adjacent to a lane, the maximum encroachment of any type into an exterior side yard shall be 0.5 metres;

.6 Minimum Rear Yard Setback:

- .a 5.0 metres for an interior lot;
- .b 3.0 metres for a corner lot provided that not less than 50% of the unit width is setback 5.0 metres from the rear lot line;
- .c 3.5 metres to a walkout balcony or uncovered terrace on the second storey, or wood deck off the main floor;
- .d 0.6 metres accessory building and/or to the side wall of a garage, where access to the garage is from the exterior side yard;
- .e A bay window, bow window or box window with or without foundation and a porch or cold cellar may encroach 1.0 metres into the rear yard; and
- .f **Section 10.13.3** shall not apply;

Formatted: Highlight

.7 Minimum Interior Side Yard:

- .a 1.2 metres and 0.0 metres when abutting side lot line coincides with a common wall between two dwellings;
- .b 0.6 metres to an accessory building; and
- .c 0.7 metres to a bay, bow, or box window with or without foundation or cold cellar;

Exception Zones

- .8 Maximum Building Height – 14.0 metres;
- .9 Notwithstanding **Section 16.10.2.d**, no minimum dwelling unit width required;
- .10 Minimum Landscaped Open Space:
- .a Those portions of all yards not occupied by permitted structures, accessory structures, permitted encroachments and permitted driveway shall consist of landscaped Open Space;
- .11 No garage shall project more than 1.5 metres beyond the porch or front wall of a dwelling;
- .12 The following provisions shall apply to garages:
- .a The maximum cumulative garage door width for interior lots, with a lot width less than 6.0 metres shall be 3.7 metres;
- .b The maximum cumulative garage door width for interior lots, with a lot width equal to 6.0 metres but less than 9.8 metres shall be 4.6 metres;
- .c The maximum cumulative garage door width for interior lots, with a lot width equal to 9.8 metres but less than 10.7 metres shall be 5.0 metres;
- .d The maximum cumulative garage door width for interior, lots equal to 10.7 metres but less than 12.2 metres shall be 5.5 metres;
- .e The maximum cumulative garage door width for corner lot, with a lot width equal to or greater than 6.0 metres shall be 5.5 metres;
- .f A two bay garage shall be permitted on a corner lot, and on an end townhouse unit flanking a buffer block, where the buffer block is located between the end unit and another road facing the side yard, the maximum interior garage width shall be 6.4 metres, with a maximum cumulative garage door width of 5.5 metres;
- .g The garage door width may be widened by an extra 0.6 metres if the front of the garage projects 2.5 metres or less beyond the ground floor main entrance of the dwelling unit;
- .h The garage door width restriction does not apply to a garage door facing the exterior lot line; and
- .i The interior garage width, as calculated 3.0 metres from the garage opening shall be a maximum 0.9 metres greater than the maximum cumulative garage door width permitted on the lot, except for a two car garage on a corner lot or an end townhouse unit flanking a buffer block located between the end unit and another road, the maximum interior garage width shall be 6.4 metres;
- .13 Notwithstanding **Section 16.10.2.k.2** a garage may face the flankage lot line;
- .14 The following shall apply to a bay, bow or box window:
- .a Notwithstanding **Section 6.13 Table 6.13.A** the maximum width of a bay, bow or box window with or without foundation shall be 4.5 metres;

Formatted: Highlight

Formatted: Highlight

Formatted: Highlight

Exception Zones

- .b Notwithstanding **Section 6.13 Table 6.13.A** the maximum depth of a bay, bow or box window with or without foundation shall be 1.0 metres;
- .c A bay, bow or box window with a maximum depth of 0.6 metres does not need to contain side windows; and
- .d A bay, bow or box window with a depth greater than 0.6 metres up to a maximum depth of 1.0 metres does need to contain side windows;

Formatted: Highlight

- .15 Notwithstanding **Section 6.13 Table 6.13.A** a porch, balcony and deck is permitted in the interior side yard;

Formatted: Highlight

- .16 Notwithstanding **Section 10.13.2** the following shall apply;

Formatted: Highlight

- .a Front to rear yard access shall be permitted via non habitable rooms and with more than a two step grade difference;

- .17 Notwithstanding **Section 10.9.1B.1** the following shall apply;

Formatted: Highlight

- .a The minimum driveway width shall be 2.75 metres;

- .18 The driveway width shall not exceed the exterior width of the garage;

- .19 **Section 10.12** shall not apply;

Formatted: Highlight

12.2450.3 for the purposes of ~~section-exception~~ 2450:

- .20 Shall also be subject to the requirements and restrictions relating to the **R3ER2-5.5 zone** and all the general provisions of this by-law, which are not in conflict with those set out in ~~Section~~ **Exception 12.2454.2.**

12.2451 Exception 2451

12.2451.1 The lands shall be subject to the following requirements and restrictions:

- .1 Shall only be used for the purposes permitted in a **R1ER1-12.5** zone;

12.2451.2 The lands shall be subject to the following requirements and restrictions:

- .2 Minimum Lot Area: Interior Lot – 310.0 square metres; Corner Lot – 355.0 square metres;
- .3 Minimum Lot Width: Interior Lot – 12.5 metres; Corner Lot – 14.3 metres;
- .4 Minimum Lot Depth: 25.0 metres;
- .5 Minimum Front Yard Depth:
 - .a 3.0 metres;
 - .b 5.5 metres to a garage door facing the front lot line;
 - .c 4.5 metres to the front of a garage from a daylight rounding/triangle;
 - .d The main wall of a dwelling may encroach into the front yard to within 1.0 metres of a daylight rounding/triangle;
 - .e A porch and/or balcony with or without foundation or cold cellar may encroach 2.0 metres into the minimum front yard;
 - .f A porch and/or balcony with or without foundation or cold cellar including eaves and cornices may encroach into the front yard to within 0.0 metres of a daylight rounding/triangle
 - .g A bay window, bow window or box window with or without foundation or cold cellar may encroach 1.0 metres into the front yard;
 - .h A bay window, bow window or box window with or without foundation or cold cellar including eaves and cornices may encroach into the front yard to within 0.0 metres of a daylight rounding/triangle; and
 - .i 5.5 metres to one garage and 1.0 metres to the second garage for a staggered two car garage on lots 11.0m and greater;
- .6 Minimum Exterior Side Yard:
 - .a 3.0 metres;
 - .b 1.2 metres where the exterior side yard abuts a public or private lane;
 - .c 5.5 metres to a garage door facing the exterior side yard for corner lots 11.0 metres or greater;

Exception Zones

- .d The main wall of a dwelling may encroach into the exterior side yard to within 1.0 metres of a daylight rounding/triangle;
- .e A porch and/or balcony with or without foundation or cold cellar and chimney may encroach 2.0 metres into the exterior side yard;
- .f A porch and/or balcony with or without foundation or cold cellar including eaves and cornices may encroach into the exterior side yard to within 0.0 metres of a daylight rounding/triangle
- .g A bay window, bow window or box window with or without foundation and a porch or cold cellar including eaves and cornices may encroach into the exterior side yard to within 0.0 metres of a daylight rounding/triangle;
- .h A bay window, bow window or box window with or without foundation or cold cellar may encroach 1.0 metres into the exterior side yard; and
- .i For corner lots with a 1.2 metres exterior side yard adjacent to a lane, the maximum encroachment of any type into an exterior side yard shall be 0.5 metres;

.7 Minimum Rear Yard Setback:

- .a 6.0 metres for an interior lot;
- .b 1.0 metres to a garage door facing the rear lot line;
- .c 3.0 metres for a corner lot provided that not less than 50% of the unit width is setback 6.0 metres from the rear lot line;
- .d 3.5 metres to a rear yard for a walkout balcony or uncovered terrace on the second storey, or wood deck off the main floor;
- .e 0.6 metres to an accessory building and/or to the side wall of a garage, where access to the garage is from the exterior side yard for lots greater than 11.0 metres;
- .f 4.5 metres for open roofed porches and or uncovered terraces not exceeding one storey; and
- .g A bay window, bow window or box window with or without foundation and a porch or cold cellar may encroach 1.0 metres into the rear yard;

.8 Minimum Interior Side Yard:

- .a 1.2 metres;
- .b 0.6m to a one story garage;
- .c 1.2 metres where the side yard abuts a public walkway or a non-residential zone;
- .d 0.6 metres for a corner lot abutting another interior lot with a side yard of 0.6 metres, for a total of 1.2 metres between buildings;
- .e 0.3 metres to a porch and or balcony with or without foundation or cold cellar;

Exception Zones

- .f 0.6 metres to an accessory building; and
- .g 0.7 metres into the interior side yard for a bay, bow, or box window with or without foundation or cold cellar;
- .9 Maximum Building Height – 11.0 metres
- .10 Minimum Landscaped Open Space:
 - .a Those portions of all yards not occupied by permitted structures, accessory structures, permitted encroachments and permitted driveway shall consist of landscaped Open Space;
- .11 No garage may project more than 1.5 metres beyond the porch or front wall of a dwelling;
- .12 The following provisions apply to garages:
 - .a The maximum cumulative garage door width for lots, with a lot width equal to or greater than 12.5 metres but less than 14.0 metres shall be 5.5 metres; Page 4 of 4
 - .b For lots greater than 14.0 metres wide the maximum cumulative interior garage width shall be 6.4 metres or 50% of the dwelling unit width whichever is greater;
 - .c A three bay garage shall be permitted on an exterior corner lot when accessed from the exterior side yard;
 - .d The garage door width may be widened by an extra 0.6 metres if the front of the garage projects 2.5 metres or less beyond the ground floor main entrance of the dwelling unit;
 - .e The garage door width restriction does not apply to a garage door facing the exterior lot line or rear lot line, and;
 - .f The interior garage width, as calculated 3.0 metres from the garage opening shall be a maximum 0.9 metres greater than the maximum cumulative garage door width permitted on the lot;
- .13 Notwithstanding **Section 13.5.j.2** a garage may face the flankage lot line;
- .14 The following shall apply to a bay, bow or box window:
 - .a Notwithstanding **Section 6.13 Table 6.13.A** the maximum width of a bay, bow or box window with or without foundation shall be 4.5 metres;
 - .b Notwithstanding **Section 6.13 Table 6.13.A** the maximum depth of a bay, bow or box window with or without foundation shall be 1.0 metres;
 - .c A bay, bow or box window with a maximum depth of 0.6m does not need to contain side windows; and
 - .d A bay, bow or box window with a depth greater than 0.6m up to a maximum depth of 1.0 metres does need to contain side windows;
- .15 Notwithstanding **Section 6.13 Table 6.13.A** a porch, balcony and deck is permitted in the interior side yard;

Formatted: Highlight

Formatted: Highlight

Formatted: Highlight

Formatted: Highlight

Exception Zones

.16 The driveway width shall not exceed the exterior width of the garage;

12.2451.3 for the purposes of ~~section~~ **Exception 2451:**

.17 Shall also be subject to the requirements and restrictions relating to the **R1R1F-12.5** zone and all the general provisions of this by-law, which are not in conflict with those set out in **Section Exception 12.2451.2.**

Formatted: Highlight

12.2452 Exception 2452

12.2452.1 The lands shall only be used for the following purposes:

- .1 Shall only be used for the purposes permitted in a **R1ER1A, R1-9.0** zone;

12.2452.2 The lands shall be subject to the following requirements and restrictions:

- .1 Minimum Lot Area:
 - .a Interior Lot – 225.0 square metres;
 - .b Corner Lot – 255.0 square metres;
- .2 Minimum Lot Width:
 - .a Interior Lot – 9.0 metres;
 - .b Corner Lot – 10.8 metres;
- .3 Minimum Lot Depth: 25.0 metres;
- .4 Minimum Front Yard Depth:
 - .a 3.0 metres;
 - .b 5.5 metres to a garage door facing the front lot line;
 - .c 4.5 metres to the front of a garage from a daylight rounding/triangle;
 - .d The main wall of a dwelling may encroach into the front yard to within 1.0 metres of a daylight rounding/triangle;
 - .e A porch and/or balcony with or without foundation or cold cellar may encroach 2.0 metres into the minimum front yard;
 - .f A porch and/or balcony with or without foundation or cold cellar including eaves and cornices may encroach into the front yard to within 0.0 metres of a daylight rounding/triangle;
 - .g A bay window, bow window or box window with or without foundation or cold cellar may encroach 1.0 metres into the minimum front yard;
 - .h A bay window, bow window or box window with or without foundation or cold cellar including eaves and cornices may encroach into the front yard to within 0.0 metres of a daylight rounding/triangle; and
 - .i 5.5 metres to one garage and 1.0 metres to the second garage for a staggered two car garage on lots 11.0m and greater;
- .5 Minimum Exterior Side Yard:

Exception Zones

- .a 3.0 metres;
- .b 1.2 metres where the exterior side yard abuts a public or private lane;
- .c 5.5 metres to a garage door facing the exterior side yard for corner lots 11.0 metres or greater;
- .d The main wall of a dwelling may encroach into the exterior side yard to within 1.0 metres of a daylight rounding/triangle;
- .e A porch and/or balcony with or without foundation or cold cellar and chimney may encroach 2.0 metres into the minimum exterior side yard;
- .f A porch and/or balcony with or without foundation or cold cellar including eaves and cornices may encroach into the exterior side yard to within 0.0 metres of a daylight rounding/triangle
- .g A bay window, bow window or box window with or without foundation and a porch or cold cellar including eaves and cornices may encroach into the exterior side yard to within 0.0 metres of a daylight rounding/triangle;
- .h A bay window, bow window or box window with or without foundation or cold cellar may encroach 1.0 metres into the minimum exterior side yard; and
- .i For corner lots with a 1.2 metres exterior side yard adjacent to a lane, the maximum encroachment of any type into an exterior side yard shall be 0.5 metres;

~~j~~ Minimum Rear Yard Setback:

- ~~k~~.i 6.0 metres for an interior lot;
- ~~j~~.k 3.0 metres for a corner lot provided that not less than 50% of the unit width is setback 6.0 metres from the rear lot line;
- ~~m~~.l 3.5 metres to a walkout balcony or uncovered terrace on the second storey, or wood deck off the main floor;
- ~~n~~.m 0.6 metres to an accessory building and/or to the side wall of a garage, where access to the garage is from the exterior side yard for lots greater than 11.0 metres;
- ~~o~~.n 4.5 metres for open roofed porches and or uncovered terraces not exceeding one storey; and
- ~~p~~.o A bay window, bow window or box window with or without foundation and a porch or cold cellar may encroach 1.0 metres into the minimum rear yard;

.6 Minimum Interior Side Yard:

- .a 1.2 metres on one side and 0.6 metres on the other side provided that the combined total for interior each lot is 1.8 metres;
- .b Interior side yards between two lots can be paired at 0.6 metres per paired lots, and or 1.2 metres and 0.6 metres per paired lots and or at 1.2 metres and 1.2 metres per paired lots;

Exception Zones

- .c 1.2 metres where the side yard abuts a public walkway or a non-residential zone;
- .d 0.6 metres for a corner lot abutting another interior lot with a side yard of 0.6 metres, for a total of 1.2 metres between buildings;
- .e 0.3 metres to a porch and or balcony with or without foundation or cold cellar;
- .f 0.6 metres to an accessory building; and
- .g 0.7 metres to a bay, bow, or box window with or without foundation or cold cellar;
- .7 Maximum Building Height – 11.0 metres
- .8 Minimum Landscaped Open Space:
 - .a Those portions of all yards not occupied by permitted structures, accessory structures, permitted encroachments and permitted driveway shall consist of landscaped Open Space;
- .9 No garage may project more than 1.5 metres beyond the porch or front wall of a dwelling;
- .10 The following provisions apply to garages:
 - .a The maximum cumulative garage door width for lots, with a lot width less than 10.4 metres shall be 3.7 metres;
 - .b The maximum cumulative garage door width for lots, with a lot width equal to or greater than 10.4 metres but less than 11.0 metres shall be 4.6 metres;
 - .c The maximum cumulative garage door width for lots, with a lot width equal to or greater than 11.0 metres but less than 12.5 metres shall be 5.0 metres;
 - .d The maximum cumulative garage door width for lots, with a lot width equal to or greater than 12.5 metres but less than 14.0 metres shall be 5.5 metres;
 - .e For lots greater than 14.0 metres wide the maximum cumulative interior garage width shall be 6.4 metres or 50% of the dwelling unit width whichever is greater;
 - .f A two bay garage shall be permitted on a corner lot when accessed from the front yard for lots 11.0 metres or greater;
 - .g A three bay garage shall be permitted on a corner lot when accessed from the exterior side yard for corner lots greater than 11.0 metres;
 - .h The garage door width may be widened by an extra 0.6 metres if the front of the garage projects 2.5 metres or less beyond the ground floor main entrance of the dwelling unit;
 - .i The garage door width restriction does not apply to a garage door facing the exterior lot line; and
 - .j The interior garage width, as calculated 3.0 metres from the garage opening shall be a maximum 0.9 metres greater than the maximum cumulative garage door width permitted on the lot, except for a staggered two car garage, the maximum interior garage width shall be 6.2 metres;

Exception Zones

- .11 Notwithstanding **Section 13.5.2.j.2** a garage may face the flankage lot line; **Formatted: Highlight**
- .12 The following shall apply to a bay, bow or box window:
- .a Notwithstanding **Section 6.13 Table 6.13.A** the maximum width of a bay, bow or box window with or without foundation shall be 4.5 metres; **Formatted: Highlight**
- .b Notwithstanding **Section 6.13 Table 6.13.A** the maximum depth of a bay, bow or box window with or without foundation shall be 1.0 metres; **Formatted: Highlight**
- .c A bay, bow or box window with a maximum depth of 0.6 metres does not need to contain side windows; and
- .d A bay, bow or box window with a depth greater than 0.6 metres up to a maximum depth of 1.0 metres does need to contain side windows;
- .13 Notwithstanding **Section 6.13 Table 6.13.A** a porch, balcony and deck is permitted in the interior side yard; **Formatted: Highlight**
- .14 Notwithstanding **Section 10.9.1B.1** the following shall apply; **Formatted: Highlight**
- .a The minimum driveway width shall be 2.75 metres;
- .15 The driveway width shall not exceed the exterior width of the garage;
- .16 Notwithstanding **Section 10.12** the following shall apply: **Formatted: Highlight**
- .a The minimum distance measured along a lot line between a driveway and the actual or projected point of intersection of two streets shall be 3.5 metres;

12.2452.3 for the purposes of ~~section exception~~ 2452:

- .17 Shall also be subject to the requirements and restrictions relating to the **R1FR1A, R1-9.0** zone and all the general provisions of this by-law, which are not in conflict with those set out in **Section 2453.2**. **Formatted: Highlight**

12.2453 Exception 2453

12.2453.1 The lands shall be subject to the following requirements and restrictions:

- .1 Shall only be used for the purposes permitted in a **R1ER2-12.5** zone;

12.2453.2 The lands shall be subject to the following requirements and restrictions:

- .1 Minimum Lot Area: Interior Lot – 129.0 square metres; Corner Lot – 185.0 square metres; End Lot – 155.0 square metres;
- .2 Minimum Lot Width: Interior Lot – 5.5 metres; Corner Lot – 8.5 metres; End Lot – 6.7 metres;
- .3 Minimum Lot Depth: 23.5 metres;
- .4 Minimum Front Yard Depth:
 - .a 3.0 metres;
 - .b 5.5 metres to a garage door facing the front lot line;
 - .c 4.5 metres to the front of the garage from a daylight rounding/triangle;
 - .d The main wall of a dwelling may encroach into the front yard to within 1.0 metres of a daylight rounding/triangle;
 - .e A porch and/or balcony with or without foundation or cold cellar may encroach 2.0 metres into the minimum front yard;
 - .f A porch and/or balcony with or without foundation or cold cellar including eaves and cornices may encroach into the front yard to within 0.0 metres of a daylight rounding/triangle;
 - .g A bay window, bow window or box window with or without foundation or cold cellar may encroach 1.0 metres into the minimum front yard; and
 - .h A bay window, bow window or box window with or without foundation or cold cellar including eaves and cornices may encroach into the front yard to within 0.0 metres of a daylight rounding/triangle;
- .5 Minimum Exterior Side Yard:
 - .a 3.0 metres;
 - .b 1.2 metres where the exterior side yard abuts a public or private lane;
 - .c 5.5 metres to a garage door facing the exterior side yard for corner lots 11.0 metres or greater;
 - .d The main wall of a dwelling may encroach into the exterior side yard to within 1.0 metres of a daylight rounding/triangle;

Exception Zones

- .e A porch and/or balcony with or without foundation or cold cellar and chimney may encroach 2.0 metres into the minimum exterior side yard;
 - .f A porch and/or balcony with or without foundation or cold cellar including eaves and cornices may encroach into the exterior side yard to within 0.0 metres of a daylight rounding/triangle
 - .g A bay window, bow window or box window with or without foundation and a porch or cold cellar including eaves and cornices may encroach into the exterior side yard to within 0.0 metres of a daylight rounding/triangle;
 - .h A bay window, bow window or box window with or without foundation or cold cellar may encroach 1.0 metres into the minimum exterior side yard; and
 - .i For corner lots with a 1.2 metres exterior side yard adjacent to a lane, the maximum encroachment of any type into an exterior side yard shall be 0.5 metres;
- .6 Minimum Rear Yard:
- .a 5.0 metres for an interior lot;
 - .b 3.0 metres for a corner lot provided that not less than 50% of the unit width is setback 5.0 metres from the rear lot line;
 - .c 3.5 metres to a walkout balcony or uncovered terrace on the second storey, or wood deck off the main floor;
 - .d 0.6 metres accessory building and/or to the side wall of a garage, where access to the garage is from the exterior side yard;
 - .e A bay window, bow window or box window with or without foundation and a porch or cold cellar may encroach 1.0 metres into the rear yard; and
 - .f **Section 10.13.3** shall not apply;
- .7 Minimum Interior Side Yard:
- .a 1.2 metres and 0.0 metres when abutting side lot line coincides with a common wall between two dwellings;
 - .b 0.6 metres to an accessory building; and
 - .c 0.7 metres to a bay, bow, or box window with or without foundation or cold cellar;
- .8 Maximum Building Height – 14.0 metres;
- .9 Notwithstanding **Section 16.10.2.d**, no minimum dwelling unit width required;
- .10 Minimum Landscaped Open Space:
- .a Those portions of all yards not occupied by permitted structures, accessory structures, permitted encroachments and permitted driveway shall consist of landscaped Open Space;
- .11 No garage shall project more than 1.5 metres beyond the porch or front wall of a dwelling;

Formatted: Highlight

Formatted: Highlight

- .12 The following provisions shall apply to garages:
- .a The maximum cumulative garage door width for interior lots, with a lot width less than 6.0 metres shall be 3.7 metres;
 - .b The maximum cumulative garage door width for interior lots, with a lot width equal to 6.0 metres but less than 9.8 metres shall be 4.6 metres;
 - .c The maximum cumulative garage door width for interior lots, with a lot width equal to 9.8 metres but less than 10.7 metres shall be 5.0 metres;
 - .d The maximum cumulative garage door width for interior, lots equal to 10.7 metres but less than 12.2 metres shall be 5.5 metres;
 - .e The maximum cumulative garage door width for corner lot, with a lot width equal to or greater than 6.0 metres shall be 5.5 metres;
 - .f A two bay garage shall be permitted on a corner lot, and on an end townhouse unit flanking a buffer block, where the buffer block is located between the end unit and another road facing the side yard, the maximum interior garage width shall be 6.4 metres, with a maximum cumulative garage door width of 5.5 metres;
 - .g The garage door width may be widened by an extra 0.6 metres if the front of the garage projects 2.5 metres or less beyond the ground floor main entrance of the dwelling unit;
 - .h The garage door width restriction does not apply to a garage door facing the exterior lot line; and
 - .i The interior garage width, as calculated 3.0 metres from the garage opening shall be a maximum 0.9 metres greater than the maximum cumulative garage door width permitted on the lot, except for a two car garage on a corner lot or an end townhouse unit flanking a buffer block located between the end unit and another road, the maximum interior garage width shall be 6.4 metres;
- .13 Notwithstanding **Section 16.10.2.k.2** a garage may face the flankage lot line;
- .14 The following shall apply to a bay, bow or box window:
- .a Notwithstanding **Section 6.13 Table 6.13.A** the maximum width of a bay, bow or box window with or without foundation shall be 4.5 metres;
 - .b Notwithstanding **Section 6.13 Table 6.13.A** the maximum depth of a bay, bow or box window with or without foundation shall be 1.0 metres;
 - .c A bay, bow or box window with a maximum depth of 0.6 metres does not need to contain side windows; and
 - .d A bay, bow or box window with a depth greater than 0.6 metres up to a maximum depth of 1.0 metres does need to contain side windows;
- .15 Notwithstanding **Section 6.13 Table 6.13.A** a porch, balcony and deck is permitted in the interior side yard;

Formatted: Highlight

Formatted: Highlight

Formatted: Highlight

Formatted: Highlight

Exception Zones

- .16 Notwithstanding **Section 10.13.2** the following shall apply;
- .a Front to rear yard access shall be permitted via non habitable rooms and with more than a two step grade difference;
- .17 Notwithstanding **Section 10.9.1B.1** the following shall apply;
- .a The minimum driveway width shall be 2.75 metres;
- .18 The driveway width shall not exceed the exterior width of the garage;
- .19 **Section 10.12** shall not apply;
- 12.2453.3 for the purposes of ~~section~~ Exception 2453.:**
- .20 Shall also be subject to the requirements and restrictions relating to the **R3ER1-5.5** zone and all the general provisions of this by-law, which are not in conflict with those set out in **Section Exception 12.2453.2**.

Formatted: Highlight

Formatted: Highlight

Formatted: Highlight

12.2454 Exception 2454

12.2454.1 The lands shall only be used for the following purposes:

- .1 A retail warehouse;
- .2 A home furnishing and home improvement retail warehouse;
- .3 A convenience store;
- .4 A daycare facility;
- .5 A day nursery;
- .6 A banquet hall;
- .7 A private school; and,
- .8 Purposes accessory to the other permitted purposes.

12.2454.2 The lands shall be subject to the following requirements and restrictions:

- .1 Minimum Building Setback from:
 - .a Mayfield Road – 3.0 metres
 - .b Creditview Road – 3.0 metres
 - .c Thornbush Boulevard – 3.0 metres
- .2 Minimum Interior Side Yard Width – 3.0 metres.
- .3 Minimum Exterior Side Yard Width – 3.0 metres.
- .4 Minimum Rear Yard Depth – 3.0 metres.
- .5 Where the yard abuts a Residential Zone the minimum building setback shall be 6.0 metres.
- .6 Maximum Building Height: 2 storeys.
- .7 Except at approved access locations, landscaped open space shall be provided as follows:
 - .a A minimum of 3.0 metre wide strip abutting Creditview Road, Mayfield Road and Thornbush Boulevard; and,
 - .b A minimum of 1.5 metre wide strip abutting the interior lot lines, except when adjacent to a masonry wall, then a minimum of 3.0 metre wide landscape strip is required.
- .8 Refuse storage for restaurant purposes, including any containers for storage of recyclable materials, shall be contained in a climate controlled area within a building.
- .9 No outdoor storage shall be permitted, except for a garden centre sales establishment, retail warehouse and home furnishings and home improvement retail warehouse.

Exception Zones

- .10 1 parking space for each 22 square metres of gross commercial floor area or portion thereof shall be required.
- .11 A minimum of four stacking spaces for a facility associated with a bank, trust company or finance company shall be required.
- .12 For the purposes of this by-law, Creditview Road shall be deemed to be the front yard.
- .13 The requirement of providing a loading space shall not apply, provided that the gross floor area of any individual unit for a permitted commercial use does not exceed 465 square metres
- .14 A pool hall, an adult video store, an adult entertainment parlour shall not be permitted.
- .15 Infrastructure for various utilities, shall be exempt from the requirements and restrictions of ~~Section-Exception~~ 12.2454.2

12.2454.3 for the purposes of ~~section-exception~~ 2454:

- .1 Shall also be subject to the requirements and restrictions relating to the ~~C3-GC~~ zone and all the general provisions of this by-law, which are not in conflict with those set out in ~~Section-Exception~~ 12.2454.2.
- .2 Notwithstanding any change in land ownership or any severance, partition or division of the subject lands, the lands zoned ~~C3-GC-Section 2454~~ shall be considered one lot for minimum building setback, landscaping, parking and stacking space requirements.
- .3 Retail Warehouse shall mean a building or structure, or part of a building or structure, where a single user occupies a minimum gross floor area of 465 square metres, and shall not exceed a maximum gross floor area of 8,360 square metres, and where the principal use is the sale of products displayed and stored in a warehouse format.
- .4 Home Furnishings and Home Improvement Retail Warehouse shall mean a building or part thereof where home furnishings and home improvement products, of which at least 80 percent are new, are displayed, stored or sold in a warehouse format. Such products may include furniture, appliances, electrical fixtures, building supplies, carpets and floor covering, landscape and garden supplies and plumbing fixtures.

Formatted: Highlight

Formatted: Highlight

12.2455 Exception 2455

12.2455.1 The lands shall be subject to the following requirements and restrictions:

- .1 A balcony or covered porch with or without a foundation or a cold cellar may project into the minimum front or exterior side yard by a maximum of 1.8 metres with attached eaves and cornices permitted to project an additional 0.6 metres into the minimum front or exterior side yard;
- .2 Bay windows and bow windows and boxed-bay windows, with or without foundations may project a maximum of 0.9 metres into all yards; and
- .3 A minimum rear yard depth of 6.0 metres shall be required

12.2457 Exception 2457

12.2457.1 The lands shall only be used for the following purposes:

- .1 Shall only be used for the purposes permitted in the **R1E R1A, R1 zone**.

Formatted: Highlight

12.2457.2 The lands shall be subject to the following requirements and restrictions:

- .1 A lot with a width of less than 21.5 metres shall not have a garage with doors facing the interior lot line.
- .2 Where garage doors face an interior side lot line, the minimum front yard depth to the garage shall be 4.5 metres and **Section 10.5(b), 13.4.2(d) and 13.4.2(j)(1)** shall not apply;
- .3 A garage may face the flankage lot line;
- .4 The maximum interior garage width shall be the greater of 9.0 metres or 50% of the dwelling unit width;
- .5 A balcony or porch, with or without a cold cellar, may project into the minimum front yard or exterior side yard by a maximum of 2.0 metres, with attached eaves and cornices permitted to project an additional 0.6 metres into the minimum front yard or exterior side yard;
- .6 A balcony or deck may project into the minimum rear yard by a maximum of 3.0 metres. Landings associated with a balcony or deck are permitted to project further into the rear yard, provided the landing associated with the balcony or deck does not exceed 3.0 square metres;
- .7 An open-roofed porch, with or without a cold cellar, may project into the minimum rear yard by a maximum of 1.8 metres, with attached eaves and cornices permitted to project an additional 0.6 metres into the minimum rear yard;
- .8 Bay windows, bow windows and box-out windows with or without foundations, and including eaves and cornices, may project a maximum of 1.5 metres into the minimum front yard, rear yard, or exterior side yard with a maximum width of 4.0 metres;
- .9 For the purpose of this Section, the lot width of a corner lot shall be calculated by projecting the front and flankage lot lines to a point of intersection.
- .10 Notwithstanding **Section-Exception 12.2457.2(5)**, the minimum building or structure setback to a daylighting triangle/rounding is 1.5 metres. Eaves and cornices are permitted to encroach into this setback a maximum of 0.6 metres;
- .11 The maximum building height of a single-detached dwelling shall not exceed 13 metres.

Formatted: Highlight

12.2458 Exception 2458

12.2458.1 The lands shall only be used for the following purposes:

- .1 Shall only be used for the purposes permitted in the **R1F R1A, R1** zone.

12.2458.2 The lands shall be subject to the following requirements and restrictions:

- .1 A lot with a width of less than 21.5 metres shall not have a garage with doors facing the interior lot line.
- .2 Where garage doors face an interior side lot line, the minimum front yard depth to the garage shall be 4.5 metres and Section 10.5(b), 13.4.2(d) and 13.4.2(j)(1) shall not apply;
- .3 A garage may face the flankage lot line;
- .4 For lots with a lot width of 19.8 metres or greater the maximum interior garage width shall be the greater of 9.0 metres or 50% of the dwelling unit width;
- .5 A balcony or porch, with or without a cold cellar, may project into the minimum front yard or exterior side yard by a maximum of 2.0 metres, with attached eaves and cornices permitted to project an additional 0.6 metres into the minimum front yard or exterior side yard;
- .6 A balcony or deck may project into the minimum rear yard by a maximum of 3.0 metres. Landings associated with a balcony or deck are permitted to project further into the rear yard, provided the landing associated with the balcony or deck does not exceed 3.0 square metres;
- .7 An open-roofed porch, with or without a cold cellar, may project into the minimum rear yard by a maximum of 1.8 metres, with attached eaves and cornices permitted to project an additional 0.6 metres into the minimum rear yard; Page 2 of 2
- .8 Bay windows, bow windows and box-out windows with or without foundations, and including eaves and cornices, may project a maximum of 1.5 metres into the minimum front yard, rear yard, or exterior side yard with a maximum width of 4.0 metres;
- .9 For the purpose of this **SectionException**, the lot width of a corner lot shall be calculated by projecting the front and flankage lot lines to a point of intersection.
- .10 Notwithstanding **Section 12.2458.2(5)**, the minimum building or structure setback to a daylighting triangle/rounding is 1.5 metres. Eaves and cornices are permitted to encroach into this setback a maximum of 0.6 metres;
- .11 The maximum building height of a single-detached dwelling shall not exceed 13 metres.

Formatted: Highlight

12.2459 Exception 2459

12.2459.1 The lands shall only be used for the following purposes:

- .1 Shall only be used for the purposes permitted in the **R1ER1 zone**.

Formatted: Highlight

12.2459.2 The lands shall be subject to the following requirements and restrictions:

- .1 A lot with a width of less than 21.5 metres shall not have a garage with doors facing the interior lot line.
- .2 Where garage doors face an interior side lot line, the minimum front yard depth to the garage shall be 4.5 metres and **Section 10.5(b), 13.4.2(d) and 13.4.2(j)(1)** shall not apply;
- .3 A garage may face the flankage lot line;
- .4 For lots with a lot width of 19.8 metres or greater the maximum interior garage width shall be the greater of 9.0 metres or 50% of the dwelling unit width;
- .5 A balcony or porch, with or without a cold cellar, may project into the minimum front yard or exterior side yard by a maximum of 2.0 metres, with attached eaves and cornices permitted to project an additional 0.6 metres into the minimum front yard or exterior side yard;
- .6 A balcony or deck may project into the minimum rear yard by a maximum of 3.0 metres. Landings associated with a balcony or deck are permitted to project further into the rear yard, provided the landing associated with the balcony or deck does not exceed 3.0 square metres;
- .7 An open-roofed porch, with or without a cold cellar, may project into the minimum rear yard by a maximum of 1.8 metres, with attached eaves and cornices permitted to project an additional 0.6 metres into the minimum rear yard;
- .8 Bay windows, bow windows and box-out windows with or without foundations, and including eaves and cornices, may project a maximum of 1.5 metres into the minimum front yard, rear yard, or exterior side yard with a maximum width of 4.0 metres;
- .9 For the purpose of this Section, the lot width of a corner lot shall be calculated by projecting the front and flankage lot lines to a point of intersection.
- .10 Notwithstanding **Section-Exception 12.2459.2(5)**, the minimum building or structure setback to a daylighting triangle/rounding is 1.5 metres. Eaves and cornices are permitted to encroach into this setback a maximum of 0.6 metres;
- .11 The maximum building height of a single-detached dwelling shall not exceed 13 metres.

Formatted: Highlight

Formatted: Highlight

12.2460 Exception 2460

12.2460.1 The lands shall only be used for the following purposes:

- .1 Shall only be used for the purposes permitted in the ~~R1FR1~~ zone.

12.2460.2 The lands shall be subject to the following requirements and restrictions:

.1 Minimum Front Yard:

- .a 4.5 metres;
- .b 6.0 metres to the front of a garage;
- .c the main wall of a dwelling may encroach into the front yard to within 2.5 metres of a daylight rounding;
- .d a porch and/or balcony with or without foundation or cold cellar may encroach 2.0 metres into the front yard, eaves and cornices may project an additional 0.6 metres into the minimum required front yard;
- .e a porch and/or balcony with or without foundation or cold cellar may encroach into the front yard to within 1.5 metres of a daylight rounding;
- .f a bay/bow/or box window with or without foundation may encroach 1.0 metres to a maximum width of 3.0 metres into the front yard; and
- .g a bay/bow/or box window with or without foundation or cold cellar may encroach into the front yard to within 2.5 metres of a daylight rounding;

.2 Minimum Exterior Side Yard:

- .a 4.5 metres; ~~Page 2 of 2~~
- .b 6.0 metres to a garage;
- .c the main wall of a dwelling may encroach into the exterior side yard to within 2.5 metres of a daylight rounding;
- .d a porch or balcony with or without a foundation or cold cellar may encroach 2.0 metres into the exterior side yard, eaves and cornices may project an additional 0.6 metres into the minimum required exterior side yard;
- .e a porch or balcony with or without a foundation or cold cellar may encroach into the exterior side yard to within 1.5 metres of a daylight rounding; and,
- .f a bay/bow/or box window with or without foundation may encroach 1.0 metres to a maximum width of 3.0 metres into the exterior side yard;

.3 Minimum Rear Yard:

- .a 7.5 metres for an interior lot; and,
- .b a walkout balcony or uncovered terrace may encroach 2.5 metres into the rear yard;
- .4 Maximum Building Height: 11.0 metres;
- .5 Notwithstanding Section 13.49.2(j), the maximum interior garage width shall be 60% of the dwelling unit width on lots greater than 14.0 metres wide;
- .6 Bay windows, bow windows and box windows, with or without foundations are permitted and shall be deemed window bays for the purposes of 6.13 - Permitted Yard Encroachments;
- .7 A temporary sales office shall be permitted;
- .8 A parking lot for a temporary sales office and/or display of model homes shall be permitted; and,
- .9 Notwithstanding any other provision, a maximum of four dwelling units may be permitted to be used as a model homes for display purposes, which may or may not include a sales office within said dwelling units.

12.2462 Exception 2462

12.2462.1 The lands shall only be used for the following purposes:

Shall only be used for the purposes permitted by either 12.2462.1(1), or the purposes permitted by 12.2462.1(2):

.1 Either:

- .a A public or private school;
- .b A day nursery;
- .c A park, playground or recreation facility operated by a public authority.

.2 Or:

- .a Those purposes, requirements and restriction of the R1-13.8-2464 zone.

12.2462.2 The lands shall be subject to the following requirements and restrictions:

- .1 The uses permitted in Section 12.2462.1.2.(a) shall be subject to the requirements and restrictions of the R1F-13.8-2464 zone, Section 12.2464.2.

12.2463. Exception 2463

12.2463.1 The lands shall only be used for the following purposes:

- .1 Shall only be used for the purposes permitted in the **R1F R1A, R1** zone.

Formatted: Highlight

12.2463.2 The lands shall be subject to the following requirements and restrictions:

- .1 On an interior lot with a width of 12.5 metres or greater, the minimum interior side yard width shall be 1.2 metres;
- .2 On a corner lot with a width of 15.8 metres or greater, the minimum interior side yard width shall be 1.2 metres;
- .3 A corner lot with a width of 23.0 metres or less, or an interior lot with a width of 19.7 metres or less shall not have a garage with doors facing the interior lot line.
- .4 Where garage doors face an interior side lot line, the minimum front yard depth to the garage shall be 4.5 metres and **Section 10.5 b), 13.5.2(d) and 13.5.2(j)(1)** shall not apply;
- .5 **Sections 13.5.2(j)(4) and 13.5.2(j)(5)** shall not apply to a lot that has a garage with doors that face an interior side lot line;
- .6 If an interior lot is greater than or equal to 14.0 metres and less than 16.0 metres, the maximum interior garage width shall be 6.1 metres and **Section 13.5.2(j)(5)** shall not apply;
- .7 If a corner lot is greater than or equal to 15.5 metres and less than 19.3 metres, the maximum interior garage width shall be 6.1 metres and **Section 13.5.2(j)(5)** shall not apply;
- .8 On lots greater than or equal to 12.2 metres in width but less than 12.5 metres in width, the cumulative garage door width is not to exceed 5.05 metres;
- .9 A garage may face the flankage lot line;
- .10 A balcony or porch, with or without a cold cellar, may project into the minimum front yard or exterior side yard by a maximum of 2.0 metres, with attached eaves and cornices permitted to project an additional 0.6 metres into the minimum front yard or exterior side yard;
- .11 Notwithstanding **Section-Exception 2463.2(10)**, the minimum building or structure setback to a daylighting triangle/rounding is 1.5 metres. Eaves and cornices are permitted to encroach into this setback a maximum of 0.6 metres;
- .12 A balcony or deck may project into the minimum rear yard by a maximum of 3.0 metres. Landings associated with a balcony or deck are permitted to project further into the rear yard, provided the landing associated with the balcony or deck does not exceed 3.0 square metres;
- .13 An open roofed porch, with or without a cold cellar, may project into the minimum rear yard by a maximum of 1.8 metres, with attached eaves and cornices permitted to project an additional 0.6 metres into the minimum rear yard;

Formatted: Highlight

Formatted: Highlight

Formatted: Highlight

Formatted: Highlight

Formatted: Highlight

Exception Zones

- .14 Bay windows, bow windows and box-out windows with or without foundations, and including eaves and cornices, may project a maximum of 1.5 metres into the minimum front yard, rear yard, or exterior side yard with a maximum width of 4.0 metres;
- .15 The maximum building height of a single detached dwelling shall not exceed 11 metres.
- .16 The lot width of a corner lot shall be calculated by projecting the front and flankage lot lines to a point of intersection.

12.2464 Exception 2464

12.2464.1 The lands shall only be used for the following purposes:

- .1 Shall only be used for the purposes permitted in the **R1F-R1 zone**.

12.2464.2 The lands shall be subject to the following requirements and restrictions:

- .1 On an interior lot with a width of 12.5 metres or greater, the minimum interior side yard width shall be 1.2 metres;
- .2 On a corner lot with a width of 15.8 metres or greater, the minimum interior side yard width shall be 1.2 metres;
- .3 A corner lot with a width of 23.0 metres or less, or an interior lot with a width of 19.7 metres or less shall not have a garage with doors facing the interior lot line.
- .4 Where garage doors face an interior side lot line, the minimum front yard depth to the garage shall be 4.5 metres and Section 10.5 b), 13.5.2(d) and 13.5.2(j)(1) shall not apply;
- .5 Sections 13.5.2(j)(4) and 13.5.2(j)(5) shall not apply to a lot that has a garage with doors that face an interior side lot line;
- .6 If an interior lot is greater than or equal to 14.0 metres and less than 16.0 metres, the maximum interior garage width shall be 6.1 metres and Section 13.5.2(j)(5) shall not apply;
- .7 If a corner lot is greater than or equal to 15.5 metres and less than 19.3 metres, the maximum interior garage width shall be 6.1 metres and Section 13.5.2(j)(5) shall not apply;
- .8 On lots greater than or equal to 12.2 metres in width but less than 12.5 metres in width, the cumulative garage door width is not to exceed 5.05 metres;
- .9 A garage may face the flankage lot line;
- .10 A balcony or porch, with or without a cold cellar, may project into the minimum front yard or exterior side yard by a maximum of 2.0 metres, with attached eaves and cornices permitted to project an additional 0.6 metres into the minimum front yard or exterior side yard;
- .11 Notwithstanding **Section 12.2464.2.10**, the minimum building or structure setback to a daylighting triangle/rounding is 1.5 metres. Eaves and cornices are permitted to encroach into this setback a maximum of 0.6 metres;
- .12 A balcony or deck may project into the minimum rear yard by a maximum of 3.0 metres. Landings associated with a balcony or deck are permitted to project further into the rear yard, provided the landing associated with the balcony or deck does not exceed 3.0 square metres;
- .13 An open roofed porch, with or without a cold cellar, may project into the minimum rear yard by a maximum of 1.8 metres, with attached eaves and cornices permitted to project an additional 0.6 metres into the minimum rear yard;

- .14 Bay windows, bow windows and box-out windows with or without foundations, and including eaves and cornices, may project a maximum of 1.5 metres into the minimum front yard, rear yard, or exterior side yard with a maximum width of 4.0 metres;
- .15 The maximum building height of a single detached dwelling shall not exceed 11 metres.
- .16 The lot width of a corner lot shall be calculated by projecting the front and flankage lot lines to a point of intersection.

12.2465 Exception 2465

12.2465.1 The lands shall only be used for the following purposes:

- .1 Shall only be used for the purposes permitted in a **R2D-R1** zone;

12.2465.2 The lands shall be subject to the following requirements and restrictions:

- .1 Notwithstanding Section 10.12, the minimum distance between a driveway and street intersection may be reduced to 4.0 metres for a corner lot.

12.2466. Exception 2466

12.2466.1 The lands shall only be used for the following purposes:

- .1 Townhouse dwelling, including a rear lane townhouse dwelling
- .2 Purposes accessory to the other permitted purposes

12.2466.2 The lands shall be subject to the following requirements and restrictions:

- .1 Minimum Lot Area:
 - .a Interior Lot: 100 square metres per dwelling unit
 - .b End Lot: 125 square metres per dwelling unit
 - .c Corner Lot: 140 square metres per dwelling unit
- .2 Minimum Lot Width:
 - .a Interior Lot: 5.3 metres
 - .b End Lot: 6.7 metres
- .3 Minimum Lot Depth: 18.0 metres
- .4 Minimum Front Yard Setback:
 - .a 3.0 metres
 - .b 1.2 metres to a daylight rounding / triangle
- .5 Minimum Setback to a Garage Door:
 - .a 5.4 metres for rear lane townhouse dwellings
 - .b 6.0 metres for townhouse dwellings with a garage facing the front lot line
- .6 Minimum Setback from the Clarence St. Property Line: 3.0 metres
- .7 Minimum Side Yard Setback: 1.2 metres
- .8 Minimum Rear Yard Setback:
 - .a 4.5 metres for townhouse dwellings with a garage facing the front lot line
 - .b 3.9 metres for rear lane townhouse dwellings
 - .c 2.0 metres to a covered or uncovered at grade patio, landscape deck, and/or rear yard balcony or uncovered terrace on the second or third storey

Exception Zones

- .9 Special Setbacks: A setback of 5.85 metres to any structure is required from the southern boundary of the **R3CR2-2466** zone starting from a point 25 metres from the easterly boundary of the zone and ending at a point 75 metres from the easterly boundary of the zone
- .10 Maximum Building Height: 3 storeys, not including a roof structure used to house enclosed stairways and / or mechanical equipment
- .11 Minimum Landscape Open Space: Those portions of all yards not occupied by permitted accessory structures, permitted encroachments from the main building and permitted driveway shall consist of landscaped open space
- .12 Garage Control: The maximum permitted cumulative garage door width per dwelling unit shall be 2.5 metres
- .13 Wall Openings: A minimum of 25% of the gross area of any exterior wall facing and within 7.0 metres of the Clarence Street property line shall have windows and/or doors
- .14 Visitor Parking Requirements: A minimum of 0.25 spaces per dwelling unit shall be provided for visitor parking
- .15 Minimum Private Street Width: 6.0 metres including where parking spaces are located adjacent to the street
- .16 Notwithstanding **Section 10.13.4** of the By-law, one block of townhouses located within 25 metres of the easterly boundary of the **R3CR2-2466** zone is permitted to have up to 10 dwelling units attached

Formatted: Highlight

Formatted: Highlight

Formatted: Highlight

12.2466.3 for the purposes of ~~section exception~~ 2466:

- .1 End Lot: shall mean a lot that is other than a corner lot that contains an end dwelling unit in a block of townhouse dwellings
- .2 Corner Lot: shall mean a lot situated at the intersection of two or more public or private streets or at the intersection of two parts of the same street, which parts have an interior angle of intersection of not more than one hundred and thirty-five (135) degrees.

12.2467 Exception2467

12.2467.1 The lands shall only be used for the following purposes:

- .1 Shall only be used for the purposes permitted in a **R1FR1A, R1-11.6** zone.

12.2467.2 The lands shall be subject to the following requirements and restrictions:

- .1 Minimum Rear Yard Depth: 7.0 metres
- .2 Maximum Building Height: 11.0 metres
- .3 On lots greater than 14 metres wide, the Maximum interior garage width shall be 58% of the unit width.
- .4 Unenclosed porches and balconies, with or without foundations and a cold cellar may project a maximum of 1.8 metres into the front yard, exterior side yard or rear yard.
- .5 Bay windows with or without foundations, to a maximum width of 3.0 metres, chimney elements, projecting cornices and roof eaves, may project a maximum of 1.0 metre into the front yard, exterior side yard or rear yard.

12.2468 Exception 2468

12.2468.1 The lands shall only be used for the following purposes:

- .1 shall only be used for the purposes permitted in a **R1ER1- 11.6** zone.

Formatted: Highlight

12.2468.2 The lands shall be subject to the following requirements and restrictions:

- .1 Maximum Building Height: 11.0 metres.
- .2 On lots greater than 14 metres wide, the Maximum interior garage width shall be 58% of the unit width.
- .3 Unenclosed porches and balconies, with or Without foundations and a cold cellar may project a maximum of 1.8 metres into the front yard, exterior side yard or rear yard.
- .4 Bay windows with or without foundations, to a maximum width of 3.0 metres, chimney elements, projecting cornices and roof eaves, may project a maximum of 1.0 metre into the front yard, exterior side yard or rear yard.

12.2469 Exception 2469

12.2469.1 The lands shall only be used for the following purposes:

- .1 Shall only be used for the purposes permitted in a **R2ER1A, R1- 7.3** zone.

12.2469.2 The lands shall be subject to the following requirements and restrictions:

- .1 Minimum Rear Yard Depth: 7.0 metres
- .2 Maximum Building Height: 11.0 metres
- .3 Unenclosed porches and balconies, with or without foundations and a cold cellar may project a maximum of 1.8 metres into the front yard, exterior side yard or rear yard.
- .4 Bay windows with or without foundations, to a maximum width of 3.0 metres, chimney elements, projecting cornices and roof eaves, may project a maximum of 1.0 metre into the front yard, exterior side yard or rear yard.

12.2470 Exception 2470

12.2470.1 The lands shall only be used for the following purposes:

- .1 Shall only be used for purposes permitted by the **R1FR1** zone; and,

12.2470.2 The lands shall be subject to the following requirements and restrictions:

- .1 A balcony or porch, with or without a cold cellar, may project into the minimum front yard by a maximum of 1.8 metres. Eaves and cornices may project an additional 0.6 metres;
- .2 Bay windows, bow windows and boxed–bay windows, with or without foundations, to a maximum width of 3.0 metres may encroach a maximum of 1.0 metres into the minimum front yard;
- .3 Minimum front yard depth: 3.5 metres, but 6.0 metres to the front of the garage;
- .4 Minimum rear yard depth: 4.0 metres;
- .5 Minimum lot depth: 20.0 metres;
- .6 The shortest lot line abutting lands zoned OS shall be deemed to be the rear lot line.

12.2471 Exception 2471

12.2471.1 The lands shall only be used for the following purposes:

- .1 Shall only be used for the purposes permitted in a **R3E-R2 zone**;

Formatted: Highlight

12.2471.2 The lands shall be subject to the following requirements and restrictions:

- .1 A balcony or porch, with or without a cold cellar, may project into the minimum front or exterior side yard by a maximum of 1.8 metres provided the balcony or porch, with or without cold cellar, is located no closer than 1.5 metres from a daylighting triangle/rounding. Eaves and cornices may project an additional 0.6 metres;
- .2 Bay windows, bow windows and box-out windows, with or without foundations, to a maximum width of 3.0 metres, may encroach a maximum of 1.5 metres into the minimum rear yard and may encroach a maximum of 1.0 metres into the minimum front and exterior side yards;
- .3 Minimum front yard depth: 3.0 metres;
- .4 The minimum rear yard depth shall be 6.0 metres if there is an attached garage;
- .5 Minimum lot width of a lot abutting a daylighting triangle: 6.0 metres;
- .6 Minimum building setback to a daylighting triangle/rounding: 1.5 metres;
- .7 Direct pedestrian access from the front yard to the rear yard is not required.
- .8 No minimum dwelling unit width shall apply;
- .9 A detached garage shall be no closer than 0.3 metres to an interior side lot line;
- .10 Notwithstanding **Section-Exception 12.2471.2.(10)** to the contrary, a detached garage may be located with no setback from the side lot line subject to the following requirements and restrictions:
 - .a The garage for the two lots abutting said side lot line are designed as one building;
 - .b A common wall on and along the side lot line divides the garages; and,
 - .c The garage for the two lots abutting said side lot line are constructed or reconstructed simultaneously.
- .11 Maximum gross floor area for a detached garage: 42 square metres;
- .12 Maximum cumulative garage door width: 5.5 metres;
- .13 The maximum width of a driveway shall be the actual lot width;
- .14 **Sections 10.4.1.(d) and 10.4.1.(e)** shall not apply;
- .15 Minimum setback to a flankage lot line for a detached garage: 2.0 metres;

Formatted: Highlight

Exception Zones

- .16 The requirement for maintaining a minimum 0.6 metres wide permeable landscaped surfaces abutting one side lot line shall not apply;
- .17 A minimum of one outdoor amenity area of at least 10.0 square metres shall be provided for each residential dwelling unit and may include patios, porches, decks, balconies, landscaped open space in the rear yard and roof terraces;
- .18 Parking in the rear yard is permitted for a home occupation use;
- .19 If a lot abuts lands zoned **Open Space (OS)**:
 - .a a) The lot is deemed to have a frontage on a street;
 - .b b) The lot line abutting an **Open Space (OS) zone** is deemed to be abutting a street; and,
 - .c c) The rear lot line is deemed to be abutting a lane.

Formatted: Highlight

Formatted: Highlight

12.2472 Exception 2472

12.2472.1 The lands shall only be used for the following purposes:

- .1 A street townhouse dwelling;
- .2 A townhouse dwelling;
- .3 A duplex dwelling;
- .4 A multiple residential dwelling;
- .5 An apartment dwelling;
- .6 A stacked townhouse dwelling;
- .7 A skylight apartment dwelling;

12.2472.2 The lands shall be subject to the following requirements and restrictions:

- .8 Street townhouse dwellings with vehicular access to a public street shall be subject to the requirements and restrictions of the **R3E-7.0R2-2370 zone**;
- .9 Townhouse dwellings accessed with vehicular access to a public lane shall be subject to the requirements and restrictions of the either the **R3ER2-4.4-2371 zone** or the **R3ER2-6.0-2372 zone**;
- .1 Townhouse dwellings with no vehicular access to a public lane or a public street, Duplex dwellings, multiple residential dwellings, apartment dwellings, stacked townhouse dwellings and skyline apartment dwellings shall be subject to the following:
 - .a **Section 16.1.2** shall not apply;
 - .b Minimum lot area: 175 square metres per dwelling unit;
 - .c Minimum lot width: no requirement;
 - .d Minimum lot depth: 25 metres;
 - .e Minimum front yard depth: 3 metres;
 - .f Minimum interior side yard:
 - .i 3.0 metres if the interior side yard abuts land zoned **Open Space (OS)**;
 - .ii 1.2 metres if the interior side yard does not abut lands zoned **Open Space (OS)**;
 - .iii Notwithstanding **Section 12.2472.2 3) (f) (ii)**, no side yards are required abutting a side lot line that coincides with the party wall between two dwelling units.
 - .g Minimum exterior side yard width: 3 metres;
 - .h Minimum rear yard depth: 3 metres;

Formatted: Highlight

Formatted: Highlight

Formatted: Highlight

Formatted: Highlight

Exception Zones

- .i Maximum building height: 4 storeys;
- .j Minimum landscaped open space: 35%;
- .k Minimum landscaped buffer, except at approved access locations and permitted encroachments:
 - .i 5.0 metres wide along Mayfield Road and Bramalea Road, within which a building may encroach a maximum of 2.0 metres; and,
 - .ii 3.0 metres wide along a lot line abutting any other public street;
- .l A balcony or porch with or without a cold cellar may project into the minimum front or exterior side yard by a maximum of 1.8 metres, eaves and cornices may project an additional 0.6 metres into the minimum front or exterior side yard;
- .m Bay windows, bow windows and box-out windows, with or without foundations, to a maximum width of 3.0 metres, may encroach a maximum of 1.0 metre into the minimum front, rear and exterior side yards;
- .n Roof top amenity areas are permitted;
- .o Minimum Parking Requirements for stacked townhouse dwellings and skylight apartment dwellings:
 - .i 1 Bedroom dwelling unit – 1.2 spaces per dwelling unit;
 - .ii 2 Bedroom dwelling unit – 1.4 spaces per dwelling unit;
 - .iii 3 Bedroom (or more) dwelling unit – 1.5 spaces per dwelling unit;
 - .iv Visitor – 0.2 spaces per dwelling unit;
- .p For the purposes of this section, a Skylight Apartment Dwelling shall mean a building where each dwelling unit has an independent entrance from the outside at ground level or at the first storey above ground level, but is not a townhouse dwelling.

12.2473 Exception —2473

12.2473.1 The lands shall only be used for the following purposes:

- .1 A stacked townhouse dwelling;
- .2 A skylight apartment dwelling;

12.2473.2 The lands shall be subject to the following requirements and restrictions:

- .1 Minimum lot area: no requirement;
- .2 Minimum lot width: no requirement;
- .3 Minimum front yard depth: 3 metres;
- .4 Minimum side yard width: 3 metres;
- .5 Minimum rear yard depth:
 - .a First 6 storeys – 3 metres;
 - .b 7th storey – 6.0 metres;
 - .c 8th storey – 9.0 metres;
- .6 Minimum building height: 11.0 metres;
- .7 Maximum building height: 8 storeys;
- .8 Maximum lot coverage: no restriction;
- .9 Minimum landscaped open space: 35% 1
- .10 Minimum landscaped buffer, except at approved access locations and permitted encroachments:
 - .a 5.0 metres wide along Bramalea Road, within which a building may encroach a maximum of 2.0 metres; and,
 - .b 3.0 metres wide along a lot line abutting any other public street;
- .11 Bay windows, bow windows and box-out windows, with or without foundations, to a maximum width of 3.0 metres, may encroach a maximum of 1.0 metre into the minimum front, rear and exterior side yards;
- .12 Maximum floor space index: no restriction;
- .13 Roof top amenity areas are permitted;
- .14 Minimum Parking Requirements for stacked townhouse dwellings and skylight apartment dwellings:

- .a 1 Bedroom dwelling unit – 1.2 spaces per dwelling unit;
 - .b 2 Bedroom dwelling unit – 1.4 spaces per dwelling unit;
 - .c 3 Bedroom (or more) dwelling unit – 1.5 spaces per dwelling unit;
 - .d Visitor – 0.2 spaces per dwelling unit. 1
- .15 For the purposes of this section, a Skylight Apartment Dwelling shall mean a building where each dwelling unit has an independent entrance from the outside at ground level or at the first storey above ground level, but is not a townhouse dwelling

12.2473.3 for the purposes of section

- .1 For the purposes of this section, the front lot line is the line abutting Bramalea Road.

12.2474 Exception 2474

12.2474.1 The lands shall only be used for the following purposes:

- .1 Those uses permitted by a **LC zone**; and,
- .2 A commercial school;

12.2474.2 The lands shall be subject to the following requirements and restrictions:

- .1 Minimum front yard depth: 3 metres;
- .2 Minimum interior side yard width: 3 metres;
- .3 Minimum exterior side yard width: 3 metres;
- .4 Minimum rear yard depth: 3 metres;
- .5 Minimum landscaped buffer, except at approved access locations:
 - .a 5.0 metres wide along Bramalea Road and Countryside Drive, within which a building may encroach a maximum of 2.0 metres, and,
 - .b 3.0 metres wide along the lot lines abutting an **Open Space (OS) and Floodplain-Natural System (NSF) zone**

12.2475 Exception 2475

12.2475.1 The lands shall only be used for the following purposes:

- .1 A motor vehicle sales and leasing establishment.
- .2 A motor vehicle repair shop, a motor vehicle washing establishment and/or an office only in conjunction with and accessory to a motor vehicle sales and leasing establishment.

12.2475.2 The lands shall be subject to the following requirements and restrictions:

- .1 Maximum Gross Floor Area: 520 square metres
- .2 Maximum Front Yard Depth: 3.0 metres
- .3 Minimum Front Yard Depth: 1.0 metres
- .4 Minimum southerly Side Yard Depth: 10.0 metres
- .5 Minimum northerly Side Yard Depth: 6.0 metres
- .6 Minimum Landscaped Open Space:
 - .a Except at approved access locations, 1.0 metres abutting the front lot line;
 - .b 0.0 metres abutting an interior side lot line; and
 - .c 1.0 metres abutting the rear lot line, except at access easement locations.
- .7 Minimum Building Height: 7.6 metres
- .8 Minimum size of parking space: 2.6m x 5.2m
- .9 Minimum parking aisle width: 6.0 metres
- .10 Parking shall be calculated at 1 space per 18 square metres for an accessory motor vehicle washing establishment with no stacking spaces required. Parking for all other uses shall be calculated according to **Section 20.34.1** of the Zoning By-law.
- .11 50 percent of the required parking spaces on the property may be tandem spaces.

Formatted: Highlight

12.2476 Exception 2476

12.2476.1 The lands shall only be used for the following purposes:

- .1 Shall only be used for the purposes permitted in a ~~R1E~~R1 zone.

Formatted: Highlight

12.2476.2 The lands shall be subject to the following requirements and restrictions:

- .1 Maximum Building Height: 10.9 metres
- .2 Unenclosed porches and balconies, with or without foundations and a cold cellar, and including eaves and cornices, may project a maximum of 1.8 metres into the minimum required front yard and exterior side yard.
- .3 Bay windows and box-out windows, with or without foundations, and including cornices and roof eaves, may project a maximum of 1.5 metres into the minimum required front yard, exterior side yard or rear yard.
- .4 The maximum cumulative garage door width for an attached garage shall be 5.05 metres.

12.2477 Exception – 2477

12.2477.1 The lands shall only be used for the following purposes:

- .1 Shall only be used for a Retirement Home and accessory purposes.

12.2477.2 The lands shall be subject to the following requirements and restrictions:

- .1 Minimum Side Yard Width:
 - .a 8.0 metres;
 - .b 0.5 metres to lands zoned OS – 2478; and,
 - .c 0.0 metres to an above-grade stair enclosure of an underground parking garage;
- .2 Minimum Rear Yard Depth:
 - .a 10.5 metres to the portion of the building 4 storeys in height and lower;
 - .b 13.5 metres to the 5th storey portion of the building;
 - .c 17.0 metres to the 6th storey portion of the building;
 - .d 20.0 metres to the 7th and 8th storey portion of the building; and,
 - .e 8.0 metres to an above-grade stair enclosure of an underground parking garage.
- .3 -The maximum building height within 40 metres of Main Street South shall be 8 storeys, otherwise the maximum building height shall be 7 storeys;
- .4 -In addition to Section 6.16 of the By-law, height regulations do not apply to a roof structure which is used to enclose a corridor leading to an elevator or stairwell;
- .5 -Minimum Landscaped Open Space: 30% of the lot area;
- .6 -A minimum landscaped strip of 5.0 metres in width, which shall permit retaining walls, shall be provided along the westerly property boundaries; Page 2 of 2
- .7 -A minimum landscape strip of 3.0 metres in width shall be provided along the easterly property boundaries except at approved vehicular access locations and driveway roundings;
- .8 -A fence within a required front yard may not exceed 1.8 metres in height;
- .9 -Enclosures for the storage of garbage and recycling materials is permitted in the front yard provided it is screened;
- .10 -A balcony may encroach a maximum of 1.0 metre into lands zoned OS – 2478;
- .11 -Maximum Number of Retirement Home Units: 159;
- .12 -Floor Space Index: 2.5;

Formatted: Highlight

Formatted: Highlight

Formatted: Highlight

Exception Zones

- .13 Maximum Lot Coverage: 32%;
- .14 Minimum Parking Spaces: 0.45 spaces per Retirement Home unit, inclusive of parking spaces designated as visitor and staff parking;

12.2477.3 for the purposes of section

- .1 For the purposes of this section, the front lot line is the lot line abutting Main Street South; and,
- .2 All lands zoned ~~Residential Apartment A – 2477 (R4A-R3ML – 2477)~~ shall be treated as a single lot for zoning purposes

Formatted: Highlight

12.2478 Exception 2478

12.2478.1 The lands shall only be used for the following purposes:

- .1 Landscaped Open Space
- .2 Landscaped Deck

12.2478.2 The lands shall be subject to the following requirements and restrictions:

- .1 No building or structures are permitted.

12.2478.3 for the purposes of ~~section exception~~ 2478:

- .1 landscaped open space shall permit retaining walls and covered space beneath a balcony that is permitted to encroach into the lands zoned OS – 2478.

Formatted: Highlight

12.2479 Exception 2479

12.2479.1 The lands shall only be used for the following purposes:

- .1 Shall only be used for the purposes permitted in a **R1FR1 zone**;

Formatted: Highlight

12.2479.2 The lands shall be subject to the following requirements and restrictions:

- .1 A balcony or porch, with or without a cold cellar, may project into the minimum front or exterior side yard by a maximum of 1.8 metres provided the balcony or porch, with or without cold cellar, is located no closer than 1.5 metres from a daylighting triangle/rounding. Eaves and cornices may project an additional 0.6 metres;
- .2 Bay windows, bow windows and box-out windows, with or without foundations, to a maximum width of 3.0 metres, may encroach a maximum of 1.5 metres into the minimum rear yard and may encroach a maximum of 1.0 metres into the minimum front and exterior side yards;
- .3 Minimum building setback to a daylight triangle/rounding: 1.5 metres;
- .4 Maximum Interior Garage Width: 6.1 metres;
- .5 Minimum Interior and Corner Lot Width: 12.5 metres.

12.2480 Exception 2480

12.2480.1 The lands shall only be used for the following purposes:

- .1 Shall only be used for the purposes permitted in a **R2E-1A** zone;

Formatted: Highlight

12.2480.2 The lands shall be subject to the following requirements and restrictions:

- .1 A balcony or porch, with or without a cold cellar, may project into the minimum front or exterior side yard by a maximum of 1.8 metres provided the balcony or porch, with or without cold cellar, is located no closer than 1.5 metres from a daylighting triangle/rounding. Eaves and cornices may project an additional 0.6 metres;
- .2 Bay windows, bow windows and box-out windows, with or without foundations, to a maximum width of 3.0 metres, may encroach a maximum of 1.5 metres into the minimum rear yard and may encroach a maximum of 1.0 metres into the minimum front and exterior side yards;
- .3 Minimum lot width for a lot abutting a daylighting triangle: 8.0 metres;
- .4 Minimum building setback to a daylighting triangle/rounding: 1.5 metres;
- .5 Minimum distance between driveway and street intersection: 4.0 metres.

12.2481 Exception 2481

12.2481.1 The lands shall only be used for the following purposes:

- .1 Shall only be used for purposes permitted by the **R2E-R1** zone; and,

12.2481.2 The lands shall be subject to the following requirements and restrictions:

- .1 Minimum Dwelling Unit Width: 5.9 metres;
- .2 Minimum Setback to Daylight Triangle/Rounding: 1.5 metres, with the exception of porches, eaves and cornices that may encroach a maximum of 0.9 metres into this setback;
- .3 Encroachments:
 - .a A balcony or porch, including eaves and cornices, may project into the minimum front yard by a maximum of 1.8 metres and may project into the minimum interior side yard by a maximum of 0.6m; and,
 - .b A bay, bow and bow-out window having a maximum width of 4.5 metres, with or without foundation, may project into the minimum front yard and minimum interior side yard by a maximum of 1 metre. The bay, bow or box-out window may or may not contain side windows.

12.2482 Exception 2482

12.2482.1 The lands shall only be used for the following purposes:

- .1 Shall only be used for the purposes permitted in a **R2E-R1A zone**;

12.2482.2 The lands shall be subject to the following requirements and restrictions:

- .1 Minimum Dwelling Unit Width: 5.9 metres;
- .2 Minimum Setback to Daylight Triangle/Rounding: 1.5 metres, with the exception of porches, eaves and cornices that may encroach a maximum of 0.9 metres into this setback;
- .3 Encroachments:
 - .a A balcony or porch, including eaves and cornices, may project into the minimum front yard by a maximum of 1.8 metres and may project into the minimum interior side yard by a maximum of 0.6m; and,
 - .b A bay, bow and bow-out window having a maximum width of 4.5 metres, with or without foundation, may project into the minimum front yard and minimum interior side yard by a maximum of 1 metre. The bay, bow or box-out window may or may not contain side windows.
- .4 Minimum Rear Yard Depth: 6 metres, provided that the rear yard area is a minimum of 25% of the minimum lot area.

12.2483 Exception 2483

12.2483.1 The lands shall only be used for the following purposes:

- .1 shall only be used for the purposes permitted in a **RIERIA, R1 zone**

Formatted: Highlight

12.2483.2 The lands shall be subject to the following requirements and restrictions:

- .1 A balcony or unenclosed porch with or without a cold cellar, and including eaves and cornices, may project a maximum of 1.8 metres into the minimum required front yard depth and exterior side yard width.
- .2 Bay windows and box-out windows with or without foundations, and including eaves and cornices, may project a maximum of 1.5 metres into the minimum required front yard depth, rear yard depth and exterior side yard width.
- .3 On corner lots, bay windows and box-out windows with or without foundations, and including eaves and cornices, may project a maximum of 1.5 metres into the minimum required front yard depth, rear yard depth and exterior side yard width to a maximum width of 5 metres.
- .4 Maximum Building Height: 10.9 metres.
- .5 The maximum cumulative garage door width for an attached garage shall be 5.05 metres on lots greater than or equal to 11.6 metres in width, but less than 12.5 metres in width.
- .6 The maximum cumulative garage door width for an attached garage shall not exceed 60 percent of the width of the dwelling on lots greater than or equal to 14 metres in width.

12.2484 Exception 2484

12.2484.1 The lands shall only be used for the following purposes:

- .1 shall only be used for the purposes permitted in a **R1F-R1** zone

12.2484.2 The lands shall be subject to the following requirements and restrictions:

- .1 A balcony or unenclosed porch with or without a cold cellar, and including eaves and cornices, may project a maximum of 1.8 metres into the minimum required front yard depth and exterior side yard width.
- .2 Bay windows and box-out windows with or without foundations, and including eaves and cornices, may project a maximum of 1.5 metres into the minimum required front yard depth, rear yard depth and exterior side yard width.
- .3 On corner lots, bay windows and box-out windows with or without foundations, and including eaves and cornices, may project a maximum of 1.5 metres into the minimum required front yard depth, rear yard depth and exterior side yard width to a maximum width of 5 metres.
- .4 Maximum Building Height: 10.9 metres.
- .5 The maximum cumulative garage door width for an attached garage shall be 5.05 metres on lots greater than or equal to 11.6 metres in width, but less than 12.5 metres in width.
- .6 The maximum cumulative garage door width for an attached garage shall not exceed 60 percent of the width of the dwelling on lots greater than or equal to 14 metres in width.

12.2485 Exception 2485

12.2485.1 The lands shall only be used for the following purposes:

shall only be used for the purposes permitted by ~~section exception~~ 12.2485.1(1), or the purposes permitted by ~~section exception~~ 12.2485.1(2), but not both sections and or any combination of both sections:

- .1 the purposes permitted by the I1 zone; or
- .2 the purposes permitted by R1ER1A, R1-11.6-2483

Formatted: Highlight

Formatted: Highlight

12.2485.2 The lands shall be subject to the following requirements and restrictions:

- .1 For the purposes permitted by 12.2485.1 (1), the requirements and restrictions of the I1 zone and the following:
 - .a Minimum Landscaped Open Space: 3.0 metres along all lot lines, except at approved access locations.
- .2 For the purposes permitted by 12.2485.1 (2) the requirements and restrictions of the R1ER1A, R1-11.6-2483 zone.

Formatted: Highlight

Formatted: Highlight

12.2486 Exception —2486

12.2486.1 The lands shall only be used for the following purposes:

- .1 An administrative office or facility of a public authority
- .2 An art gallery operated by a public authority
- .3 A community centre

12.2486.2 The lands shall be subject to the following requirements and restrictions:

- .1 Minimum number of parking spaces: 330
- .2 Required parking or portion thereof may be provided on the abutting Institutional zone

12.2486.3 for the purposes of ~~section~~ **Exception 2486.:**

- .1 The lands zoned ~~Institutional One —2486~~ **(I, P—2486)** shall be treated as a single lot for zoning purposes.

Formatted: Highlight

12.2487 Exception –2487

12.2487.1 The lands shall only be used for the following purposes:

- .1 Shall only be used for the purposes permitted in a **R3A-R2 zone**.

Formatted: Highlight

12.2487.2 The lands shall be subject to the following requirements and restrictions:

- .1 For the purpose of this section, the front lot line is the westerly lot line abutting the Ontario Hydro Corridor;
- .2 Minimum Rear Yard Depth: 3.9 metres;
- .3 Maximum Building Height: 12 metres;
- .4 Minimum Landscaped Open Space: 38% of the lot area;
- .5 Minimum Unit Width: 5.5 metres;
- .6 Unenclosed porches and balconies, with or without cold cellars and foundations, may project a maximum of 1.8 metres into the minimum required front yard depth, exterior side yard width or rear yard depth;
- .7 Bay windows, with or without foundations, not exceeding a width of 3.0 metres, and including chimney elements, cornice and roof eaves, may project a maximum of 1.0 metre into the minimum required front yard depth or exterior side yard width; and,
- .8 The minimum setback to a hydro transformer within the rear yard, interior side yard or exterior side yard is 2.0 metres.

12.2487.3 for the purposes of ~~section exception~~ 2487.:

- .9 Notwithstanding **Section 6.6** of the By-law, lands zoned **R3AR2-2487** shall be exempt from fronting upon a public street, provided that access to the subject lands is provided by a private road.

Formatted: Highlight

Formatted: Highlight

12.2488 Exception 2488

12.2488.1 The lands shall only be used for the following purposes:

- .1 A motor vehicle sales and leasing establishment.
- .2 A motor vehicle washing establishment, motor vehicle repair shop and/or a motor vehicle body shop only in conjunction with and accessory to a motor vehicle sales and leasing establishment.

12.2488.2 The lands shall be subject to the following requirements and restrictions:

- .1 Minimum Landscaped Open Space:
 - .a 4.5 metres along the front lot line

12.2489 Exception 2489

12.2489.1 The lands shall only be used for the following purposes:

- .1 Purposes permitted in the ~~R2ER1-14.2A-14.2~~ zone;
- .2 A street townhouse dwelling; and,
- .3 A townhouse dwelling. ~~2483~~

12.2489.2 The lands shall be subject to the following requirements and restrictions:

- .1 Minimum Rear Yard Depth: 6.0 metres;
- .2 Maximum Building Height: 12.0 metres;
- .3 The minimum building setback to a daylighting triangle/rounding is 1.5 metres. Eaves and cornices are permitted to encroach into this setback a maximum of 0.9 metres;
- .4 A balcony or porch may project into the minimum front yard by a maximum of 1.8 metres including eaves and cornices and may project into an interior side yard by a maximum of 0.6 metres;
- .5 Bay, bow or box windows may have a maximum width of 4.5 metres and maximum depth of 1.0 metres with or without foundation;
- .6 A bay, bow or box window with a maximum depth of 0.6 metres does not need to contain side windows; and,
- .7 A bay, bow or box window with a depth greater than 0.6 metres up to a maximum depth of 1.0 metre does need to contain side windows.

12.2489.3 for the purposes of ~~section exception~~ 2489:

- .1 The purposes permitted by ~~12.2489.1 (21)~~ shall be subject to the requirements and restrictions of the ~~R3B zone~~~~R2 zone~~.
- .2 The purposes permitted by ~~12.2489.1 (23)~~ shall be subject to the requirements and restrictions of the ~~R3C zone~~~~R2 zone~~.

Formatted: Highlight

Exception Zones

12.2490 Exception —2490

12.2490.1 The lands shall only be used for the following purposes:

- .1 An apartment dwelling
- .2 Only in conjunction with an apartment dwelling and only within and at the ground floor of the same apartment building, the uses permitted in the Service-Local Commercial (LSC) zone.
- .3 Purposes accessory to other permitted purposes.

Formatted: Highlight

12.2490.2 That the following uses be prohibited:

- .1 An adult video store
- .2 An adult entertainment parlour
- .3 An amusement arcade
- .4 A body art and/or tattoo parlour
- .5 A massage or body rub parlour
- .6 A drive-through facility in conjunction with any use
- .7 Outside storage of goods and materials

12.2490.3 The lands shall be subject to the following requirements and restrictions:

- .1 Minimum Front Yard Depth: 3.0 metres
- .2 Maximum Front Yard Setback: 5.5 metres
- .3 Minimum Rear Yard Depth;
 - .a 12.0 metres for any portion of a building less than 3 storeys in height
 - .b 17.0 metres for any portion of building 4 to 6 storeys in height Page 2 of 2
 - .c 23.0 metres for any portion of a building 7 to 9 storeys in height
 - .d 25.0 metres for any portion of a building 10 to 13 storeys in height
 - .e 30.0 metres for any portion of a building 14 to 19 storeys in height
- .4 Minimum Exterior Side Yard Width: 3.0 metres
- .5 Maximum Exterior Side Yard: 5.5 metres
- .6 Minimum Interior Side Yard Width: 3.0 metres
- .7 Minimum Landscaped Area: 30% of the site area

Exception Zones

- .8 A minimum landscaped strip of 8.5 metres in width shall be provided along the rear property line
- .9 Maximum Number of Units: 308 units
- .10 Maximum Building Height: 19 storeys
- .11 Maximum Floor Space Index: 3.1
- .12 Maximum Building Coverage: 30%
- .13 Maximum Gross Floor Area for the purposes permitted by **Section-Exception 2490.1(2)**: 1,200 square metres
- .14 On-site parking shall be provided as follows:
 - .a For a one bedroom or bachelor apartment unit: 1.25 spaces per unit, inclusive of visitor parking
 - .b For an apartment unit with two bedrooms or greater: 1.40 spaces per unit, inclusive of visitor parking; and,
 - .c For commercial purposes: one parking space for every 24 square metres of gross commercial floor space or portion thereof
- .15 Minimum Setback for a Covered Ramp to Underground Parking: 0.8 metres
- .16 Minimum setback from an underground parking structure to any lot line: 0.0 metres
- .17 Minimum setback to a daylight triangle: 0.0 metres

12.2490.4 for the purposes of section

- .1 For the purposes of this section, the lot line abutting Kennedy Road South shall be the front lot line
- .2 That the lands zoned **R4AR3HL-2490** shall be considered one lot for zoning purposes

Formatted: Highlight

12.2491 Exception 2491

12.2491.1 The lands shall only be used for the following purposes:

- .1 Shall only be used for the purposes permitted in the **R1ER1** zone.

12.2491.2 The lands shall be subject to the following requirements and restrictions:

- .1 A bay or boxed out window with or without a foundation, including eaves and cornices, may project into the minimum required front, rear or exterior side yard a maximum of 1.8 metres.
- .2 An at-grade or above-grade entrance into the side of a dwelling shall only be permitted in a side yard that had a width in its entirety of at least 1.2 metres.

12.2492 Exception 2492

12.2492.1 The lands shall only be used for the following purposes:

- .1 Shall only be used for the purposes permitted in the ~~R1E~~R1 zone.

12.2492.2 The lands shall be subject to the following requirements and restrictions:

- .1 The lot line abutting Creditview Road shall be the front lot line.
- .2 A bay or boxed out window with or without a foundation, including eaves and cornices, may project into the minimum required front, rear or exterior side yard a maximum of 1.8 metres.
- .3 An at-grade or above-grade entrance into the side of a dwelling shall only be permitted in a side yard that had a width in its entirety of at least 1.2 metres.

12.2493 Exception 2493

12.2493.1 The lands shall only be used for the following purposes:

- .1 an office
- .2 a personal service shop
- .3 an animal care and grooming centre, with no overnight boarding
- .4 a commercial, technical, or recreational school
- .5 a nursing home
- .6 a day nursery
- .7 an animal hospital

12.2493.2 The lands shall be subject to the following requirements and restrictions:

- .1 Minimum Lot Width: 30 metres
- .2 Minimum Lot Depth: 58 metres
- .3 Minimum Front Yard Setback: 16 metres
- .4 Minimum Interior Side Yard Setback: 3 metres provided the combined total of the interior side yards is not less than 9 metres
- .5 Minimum Rear Yard Depth: 30 metres
- .6 Maximum Building Height: 2 storeys
- .7 Maximum Gross Floor Area: 258 square metres
- .8 Minimum Landscape Open Space:
 - .a except at approved driveway locations, a minimum 3 metre wide landscaped strip shall be provided along any lot line abutting a street.
 - .b 1.2 metres along any lot line abutting an institutional zone
 - .c 0.6 metres along any lot line abutting an agricultural, residential, or commercial zone
- .9 Outside storage and display of goods and materials is not permitted.

12.2495 Exception 2495

12.2495.1 The lands shall only be used for the following purposes:

- .1 single detached residential dwelling; excluding a group home type 1, an auxiliary group home and a place of worship.

12.2495.2 The lands shall be subject to the following requirements and restrictions:

- .1 Minimum Lot Area: 892 square metres
- .2 Minimum Lot Width: 17.0 metres for an interior lot 10.0 metres for a corner lot
- .3 Minimum Lot Depth: 44.0 metres
- .4 Minimum Front Yard Depth: 13.0 metres
- .5 Minimum Interior Side Yard Width: 1.8 metres
- .6 Minimum Exterior Side Yard Width: 3.0 metres
- .7 Minimum Rear Yard Depth: 7.0 metres
- .8 Maximum Building Height: 10.7 metres
- .9 Maximum gross floor area
- .10 Notwithstanding Section 10.9.1.B (7) of the Zoning By-law:
- .11 a minimum space on the driveway of 6.6 metres in front of the garage door for the full Page 2 of 2 width of the garage shall be provided for parking and manoeuvring of vehicles .

12.2497 Exception 2497

12.2497.1 The lands shall only be used for the following purposes:

- .1 Shall be used for the purposes permitted by the **R3ER2-6.0** zone.

12.2497.2 The lands shall be subject to the following requirements and restrictions:

- .1 Minimum rear yard setback to lands that are zoned Open Space (OS): 7.5 metres
- .2 Bay windows, bow windows and box-out windows, with or without foundations, to a maximum width of 3.0 metres, may encroach a maximum width of 1.5 metres into the minimum required front yard depth and rear yard depth and may encroach a maximum of 1.0 metre into the minimum required exterior side yard width;
- .3 Bay windows, bow windows and box-out windows, without foundations, to a maximum width of 3.0 metres, may encroach a maximum of 1.5 metres into the minimum required rear yard depth;
- .4 A balcony or porch, with or without a cold cellar and foundation, may project a maximum of 1.8 metres into the minimum required front yard depth or exterior side yard width. Eaves and cornices may project an additional 0.6 metres;

12.2498 Exception 2498

12.2498.1 The lands shall only be used for the following purposes:

- .1 Shall be used for the purposes permitted by the **R3ER2-6.0** zone.

12.2498.2 The lands shall be subject to the following requirements and restrictions:

- .1 Minimum Interior Side Yard Width to Lands Zoned **R3ER2-6.0-2501**: 0.0 metres
- .2 Bay windows, bow windows and box-out windows, with or without foundations, to a maximum width of 3.0 metres, may encroach a maximum width of 1.5 metres into the minimum required front yard depth and rear yard depth and may encroach a maximum of 1.0 metre into the minimum required exterior side yard width;
- .3 A balcony or porch, with or without a cold cellar and foundation, may project a maximum of 1.8 metres into the minimum required front yard depth or exterior side yard width. Eaves and cornices may project an additional 0.6 metres;

12.2499 Exception 2499

12.2499.1 The lands shall only be used for the following purposes:

- .1 Shall be used for the purposes permitted by the **R3ER2-6.0 zone**.

12.2499.2 The lands shall be subject to the following requirements and restrictions:

- .1 Minimum Rear Yard Depth: 6.5 metres
- .2 Bay windows, bow windows and box-out windows, with or without foundations, to a maximum width of 3.0 metres, may encroach a maximum width of 1.5 metres into the minimum required front yard depth and rear yard depth and may encroach a maximum of 1.0 metre into the minimum required exterior side yard width;
- .3 A balcony or porch, with or without a cold cellar and foundation, may project a maximum of 1.8 metres into the minimum required front yard depth or exterior side yard width. Eaves and cornices may project an additional 0.6 metres;